

INDEPENDENT AUDITOR'S REPORT

To the Members of Max Estates Limited

Report on the Audit of the Standalone Ind AS Financial Statements**Opinion**

We have audited the accompanying standalone Ind AS financial statements of Max Estates Limited ("the Company"), which comprise the Balance sheet as at March 31, 2023, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the standalone Ind AS financial statements, including a summary of significant accounting policies.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone Ind AS financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Emphasis of matter

We draw attention to note 37 of the standalone Ind AS financial statements which states that the merger has been accounted from the Appointed date i.e. April 01, 2022 defined in the Composite scheme of amalgamation and arrangement. However, being a common control business combination, Ind AS 103, Business Combinations requires the Company to account for the business combination from the combination date (i.e., the date on which control has been transferred) or from the earliest date presented in the standalone Ind AS financial statements, whichever is later. Therefore, comparative financial information for previous year ended March 31, 2022 has not been restated since the scheme prevails over the applicable accounting requirements. Our opinion is not modified in respect of this matter.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's report, but does not include the standalone Ind AS financial statements and our auditor's report thereon.

Our opinion on the standalone Ind AS financial statements does not cover the other information and



do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the standalone Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. The Board's report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Responsibility of Management for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures



that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to standalone Ind AS financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone Ind AS financial statements, including the disclosures, and whether the standalone Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The standalone Ind AS financial statements of the Company for the year ended March 31, 2022, included in these standalone Ind AS financial statements, have been audited by the predecessor auditor who expressed an unmodified opinion on those statements on May 16, 2022.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;



- (d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- (e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) With respect to the adequacy of the internal financial controls with reference to these standalone Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
- (g) In our opinion, the managerial remuneration for the year ended March 31, 2023 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone Ind AS financial statements – Refer Note 30 to the standalone Ind AS financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv.
 - a) The management has represented that, to the best of its knowledge and belief, and as disclosed in the note 45 to the standalone Ind AS financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - b) The management has represented that, to the best of its knowledge and belief, and as disclosed in the note 45 to the standalone Ind AS financial statements, no funds have been received by the Company from any person or entity, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
 - c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to



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believe that the representations under sub-clause (a) and (b) contain any material misstatement.

- v. No dividend has been declared or paid during the year by the Company.
- vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 01, 2023, reporting under this clause is not applicable.

For S.R. Batliboi & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan

Partner

Membership Number: 108044

UDIN: 23108044BGYZJB3299

Place of Signature: Gurugram

Date: August 18, 2023



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Annexure 1 referred to in paragraph 1 under the heading of “Report on other legal and regulatory requirements” of our audit report of even date

Re: Max Estates Limited (“the Company”)

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- (i)(a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment property.
- (i)(a)(B) The Company has maintained proper records showing full particulars of intangible assets.
- (i)(b) All property, plant and equipment have not been physically verified by the management during the year but there is regular programme of annual verification, wherein each item of the property, plant and equipment is verified at least once in three years. In our opinion, such programme of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- (i)(c) The title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company.
- (i)(d) The Company has not revalued its property, plant and equipment (including Right of use assets) or intangible assets during the year ended March 31, 2023.
- (i)(e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii)(a) The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. No discrepancies of 10% or more in aggregate for each class of inventory were noticed on such physical verification.
- (ii)(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii)(a) During the year the Company has provided loans and stood guarantee as follows:



(Amount in Rs. lakhs)

Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount granted/ provided during the year - Subsidiaries	76,859.50	-	12,948.22	-
Balance outstanding as at balance sheet date in respect of above cases - Subsidiaries	65,456.67	-	17,375.14	-

During the year the Company has not provided loans, advances in the nature of loans, stood guarantees and provided security to firms, Limited Liability Partnerships or any other parties.

- (iii)(b) During the year, the investments made and guarantees provided to companies are not prejudicial to the Company's interest. During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to firms, Limited Liability Partnerships or any other parties.
- (iii)(c) The loans granted during the year to companies, are repayable on demand and no such loan has been demanded for repayment during the year. The Company has not granted loans and advances in the nature of loans to firms, Limited Liability Partnerships or any other parties.
- (iii)(d) There are no amounts of loans granted to companies which are overdue for more than ninety days. The Company has not granted loans or advances in the nature of loans to firms, Limited Liability Partnerships or any other parties.
- (iii)(e) There were no loans to companies which had fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties. There were no loans or advance in the nature of loan granted to firms, Limited Liability Partnerships or any other parties.
- (iii)(f) As disclosed in the standalone Ind AS financial statements, the Company has granted loans, repayable on demand to companies. Of these following are the details of the aggregate amount of loans granted to related parties as defined in clause (76) of section 2 of the Companies Act, 2013:

(Amount in Rs. lakhs)

Particulars	All Parties	Promoters	Related Parties
Aggregate amount of loans - Repayable on demand	17,375.14	-	17,375.14
Percentage of loans to the total loans	100%	-	100%

The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to firms, Limited Liability Partnerships or any other parties. Also, none of these loans are granted to promoters.



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- (iv) There are no loans, investments, guarantees, and security in respect of which provisions of sections 185 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order insofar as it relates to section 185 of the Act is not applicable to the Company. Loans, investments, guarantees and security in respect of which provisions of section 186 of the Companies Act, 2013 are applicable have been complied with by the Company.
- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to construction industry, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.
- (vii)(a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

We have been informed by the management of the Company that due of sales-tax, service tax, duty of customs, duty of excise, value added tax, are not applicable to the Company.

- (vii)(b) The dues of value added tax have not been deposited on account of any dispute, are as follows:

Name of the statute	Nature of the dues	Amount (in Rs. Lakhs)	Period to which the amount relates	Forum where the dispute is pending	Remarks, if any
Uttarakhand VAT Act, 2005	Value Added Tax	21.24	AY 2016-17	Joint Commissioner (Appeals)	Net of amount deposited under protest

There are no dues of goods and services tax, provident fund, employees' state insurance, income-tax, sales tax, service tax, duty of custom, duty of excise, cess, and other statutory dues which have not been deposited on account of any dispute.



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- (viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- (ix)(a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (ix)(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (ix)(c) Term loans were applied for the purpose for which the loans were obtained.
- (ix)(d) On an overall examination of the standalone financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
- (ix)(e) On an overall examination of the standalone Ind AS financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries. The Company does not have any associate or joint venture.
- (ix)(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries. The Company does not have any associate or joint venture. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.
- (x)(a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (x)(b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- (xi)(a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.
- (xi)(b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (xi)(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii) The Company is not a nidhi company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a) of the Order is not applicable to the Company.
- (xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the notes to the standalone Ind AS financial statements, as required by the applicable accounting standards.



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- (xiv)(a) The Company has an internal audit system commensurate with the size and nature of its business.
- (xiv)(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- (xvi)(a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
- (xvi)(b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.
- (xvi)(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by Reserve Bank of India (RBI). Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.
- (xvi)(d) The Group does not have more than one CIC as part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.
- (xvii) The Company has not incurred cash losses in the current financial year and in the immediately preceding financial year.
- (xviii) The previous statutory auditors of the Company have resigned during the year and we have taken into consideration the issues, objections or concerns raised by the outgoing auditors.
- (xix) On the basis of the financial ratios disclosed in note 40 to the standalone Ind AS financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.



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- (xx)(a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note 25 to the standalone Ind AS financial statements.
- (xx)(b) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act. This matter has been disclosed in note 25 to the standalone Ind AS financial statements.

For S.R. Batliboi & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005


per Pravin Tulsyan
Partner

Membership Number: 108044
UDIN: 23108044BGYZJB3299
Place of Signature: Gurugram
Date: August 18, 2023



Annexure 2 to the independent auditor's report of even date on the standalone Ind AS financial statements of Max Estates Limited

Report on the Internal financial controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to standalone Ind AS financial statements of Max Estates Limited ("the Company") as of March 31, 2023, in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these standalone Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these standalone Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone Ind AS financial statements included obtaining an understanding of internal financial controls with reference to these standalone Ind AS financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to these standalone Ind AS financial statements.



Meaning of Internal Financial Controls with reference to these standalone Ind AS financial statements

A company's internal financial controls with reference to standalone Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to standalone Ind AS financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent limitations of internal financial controls with reference to these standalone Ind AS financial statements

Because of the inherent limitations of internal financial controls with reference to standalone Ind AS financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone Ind AS financial statements to future periods are subject to the risk that the internal financial control with reference to standalone Ind AS financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone Ind AS financial statements and such internal financial controls with reference to these standalone Ind AS financial statements were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For S.R. Batliboi & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

**per Pravin Tulsyan**

Partner

Membership Number: 108044

UDIN: 23108044BGYZJB3299

Place of Signature: Gurugram

Date: *August 18, 2023*

Particulars	Notes	(Rs. In Lakhs)	
		As at March 31, 2023	As at March 31, 2022 (also refer note 37)
ASSETS			
Non-current assets			
Property, plant and equipment	3 (i)	566.40	114.92
Investment properties	3 (ii)	7,041.94	7,451.46
Intangible assets	4 (i)	333.02	3.45
Right-of-use assets	4 (ii)	1,317.55	-
Financial assets			
(i) Investment	5	1,00,508.72	50,003.88
(ii) Other bank balances	6	335.35	239.37
(iii) Other financial assets	7	4,582.58	1,492.54
Non-current tax assets	8	771.72	350.14
Other non current assets	9	24.37	603.41
Deferred tax assets	26	205.07	86.51
		1,15,686.72	60,345.68
Current assets			
Inventories	10	195.10	1,345.25
Financial assets			
(i) Trade receivables	11(i)	394.02	162.94
(ii) Investment	11(ii)	10,414.79	-
(iii) Cash and cash equivalents	11(iii)	155.61	56.05
(iv) Bank balances other than (iii) above	11(iv)	1,389.79	3,304.51
(v) Loans	11(v)	17,375.14	3,089.57
(vi) Other financial assets	11(vi)	604.81	201.41
Other current assets	12	872.09	333.69
		31,401.35	8,493.42
TOTAL ASSETS		1,47,088.07	68,839.10
EQUITY AND LIABILITIES			
Equity			
Equity share capital	13(i)	-	7,791.00
Share capital pending issuance	13(i)	14,710.36	-
Other equity	13(ii)	1,08,650.83	52,800.40
Total equity		1,23,361.19	60,591.40
Non-current liabilities			
Financial liabilities			
(i) Borrowings	14 (i)	9,731.84	3,661.88
(ii) Lease liabilities	14 (ii)	3,488.51	-
(iii) Other financial liabilities	14 (iii)	1,440.75	852.34
Provisions	15	119.21	56.82
		14,780.31	4,571.04
Current liabilities			
Financial liabilities			
(i) Borrowings	16 (i)	7,071.22	2,830.10
(ii) Lease liabilities	16 (ii)	236.66	-
(iii) Trade payables	16 (iii)	-	4.63
(a) Total outstanding dues of micro enterprises and small enterprises		-	4.63
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		977.21	307.96
(iv) Other financial liabilities	16 (iv)	265.90	107.66
Other current liabilities	17	198.31	343.56
Provisions	18	197.27	82.75
		8,946.58	3,676.66
TOTAL LIABILITIES		23,726.89	8,247.69
TOTAL EQUITY AND LIABILITIES		1,47,088.07	68,839.10

Summary of significant accounting policies

2-45

The accompanying notes are integral part of the financial statements

For S.R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner

Membership Number: 108044

Place: Gurugram
Date: 18/8/2023



For and on behalf of the Board of Directors of Max Estates Limited

Dinesh Kumar Mittal
(Director)

DIN: 00040000

Nitin Kumar Kansal
(Chief Financial Officer)

Place: Noida
Date: 18/8/2023

Sahil Vachani
(Managing Director & Chief
Executive Officer)
DIN: 00761695

Abhishek Mishra
(Company Secretary)

Max Estates Limited

Standalone statement of profit and loss for the year ended March 31, 2023

(Rs. In Lakhs)

Particulars	Notes	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
INCOME			
I Revenue from operations	19	4,929.23	3,901.22
II Other income	20	4,955.96	1,046.49
III Total income (I+II)		9,885.19	4,947.71
IV EXPENSES			
Decrease in inventories of work-in-progress and finished goods	21	1,138.84	1,850.95
Employee benefits expense	22	1,750.73	598.73
Finance costs	23	1,132.79	725.88
Depreciation and amortization expense	24	514.11	144.47
Other expenses	25	2,021.66	1,101.22
Total expenses (IV)		6,558.13	4,421.25
V Profit before tax		3,327.06	526.46
Tax expenses	26		
- Current tax		2,050.58	-
- Deferred tax credit		(1,998.98)	-
Total tax expense		51.59	-
Profit after tax		3,275.45	526.46
VI Other comprehensive income			
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:			
Re-measurement losses on defined benefit plans	27	0.02	3.93
Income tax effect		(0.01)	-
		0.01	3.93
Other comprehensive income for the year		0.01	3.93
VII Total comprehensive income/(loss) for the year		3,275.46	530.39
VIII Earnings per equity share (Nominal Value of share Rs.10/-) (refer note 28)			
Basic (Rs.)		2.23	0.67
Diluted (Rs.)		2.22	0.12

Summary of significant accounting policies

2-45

The accompanying notes are integral part of the financial statements

For S. R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner

Membership Number: 108044

Place: Gurgaon

Date: 18/8/23



For and on behalf of the Board of Directors of Max Estates Limited

Dinesh Kumar Mittal
(Director)

DIN: 00040000

Nitin Kumar Kansal
(Chief Financial Officer)

Place: Noida

Date: 18/8/2023

Sahil Vachani
(Managing Director & Chief Executive Officer)

DIN: 00761695

Abhishek Mishra
(Company Secretary)

Max Estates Limited
Standalone Statement cash flows for year ended March 31, 2023

Particulars	(Rs. In Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
Cash flow from operating activities		
Profit/(Loss) before tax	3,327.06	530.39
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation & amortization of property, plant and equipment and intangible assets	514.15	144.47
Interest in NCD	(583.77)	-
Employee stock option scheme expenses	100.60	39.57
Liability no longer required written back	(0.01)	(30.57)
Loss on disposal of property, plant and equipment	6.61	0.42
Unwinding of interest on security deposit	(10.67)	-
Interest income	147.42	(941.41)
Guarantee fee income	(89.45)	(14.72)
Fair value gain on financial instruments at fair value through profit or loss	(13.78)	-
Profit on sale of current investment	(1,034.81)	-
Profit on derecognition of right of use asset	(135.97)	-
Provision for doubtful advance written back	(1,062.00)	-
Finance costs (including fair value change in financial instruments)	1,140.24	682.60
Operating profit before working capital changes	2,305.62	410.75
Working capital adjustments:		
Increase/ (decrease) in trade payables	(203.68)	(369.19)
Increase/ (decrease) in long-term provisions	2.49	17.92
Increase/ (decrease) in other non current financial liabilities	136.48	-
Increase/ (decrease) in other non current liabilities	-	-
Increase/ (decrease) in deferred tax liability	-	-
Increase/ (decrease) in short-term provisions	21.16	-
Increase/ (decrease) in other current liabilities	(266.23)	(144.74)
Increase/ (decrease) in other financial liabilities	99.10	494.20
Decrease / (increase) in trade receivables	(50.97)	(112.31)
Decrease / (increase) in inventories	1,150.15	1,872.01
Decrease / (increase) in other current and non current assets	(483.05)	(506.62)
Decrease / (increase) in current and non current financial assets	(319.40)	(921.91)
Cash generated from operations	2,391.67	740.11
Income tax paid	(2,245.23)	(140.52)
Net cash flows used in operating activities	146.44	599.59
Cash flow from investing activities		
Purchase of property, plant and equipment (including intangible assets, CWIP and capital advances)	(357.79)	(77.04)
Proceeds from sale of property, plant and equipment	(29.71)	22.25
Investment in Subsidiary company	(44,293.93)	(281.60)
Sale of investment in subsidiary (net of expenses)	13,172.88	-
(Purchase)/Proceeds from sale of current investment	(7,041.03)	-
Loan repaid by subsidiaries	46.11	1,391.52
Loan given to subsidiaries	(1,313.89)	(3,247.17)
Investment in Investment property	34.49	(124.14)
Investment in Mutual Fund	(431.45)	-
Interest received	(660.44)	992.78
Investment in Right-of-use assets	271.95	-
Net movement in Deposit	39,647.34	1,747.71
Net cash flows used in investing activities	(955.47)	424.31
Cash flow from financing activities		
Proceeds from issuance of equity share capital including security premium, net of expenses incurred for shares issued	-	-
Repayment of lease liability (including interest)	(564.81)	-
Proceeds from issue of compulsorily convertible debentures	(0.01)	86.51
Loan to subsidiary company	(11,770.94)	-
Repayment of loan from subsidiary company	-	-
Interest paid	(1,036.05)	(686.44)
Proceeds from short-term borrowings from Holding/subsidiary company (net)	-	-
Proceeds from issuance of ESOPs including security premium	24.86	-
Repayment of borrowings	(410.74)	(512.50)
Proceeds from borrowings	14,512.63	(143.20)
Net cash flows from financing activities	754.94	(1,255.63)
Net decrease in cash and cash equivalents	(54.09)	(231.73)
Opening cash and cash equivalents on account of merger (refer note 37)	153.65	-
As at April 1, 2022 (post merger effect)	99.56	-
Cash and cash equivalents at the beginning of the year	56.05	287.77
Cash and cash equivalents at year ended	155.61	56.05
Components of cash and cash equivalents:		
	As at March 31, 2023	As at March 31, 2022
Balances with banks:		
On current accounts	151.91	55.16
Cash on hand	3.70	0.89
	155.61	56.05

Summary of significant accounting policies
The accompanying notes are integral part of the financial statements

2-45

For and on behalf of the Board of Directors of Max Estates Limited

For S.R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 301003E/ES00005

per Pravin Tulsyan
Partner

Membership Number: 108044

Place: *haryana*
Date: *18/8/23*



Dinesh Kumar Mittal
(Director)

DIN: 00040000

Umesh

Nitin Kumar Kansal
(Chief Financial Officer)

Place: *Noida*
Date: *18/8/23*

Sahil Vachani
(Managing Director & Chief Executive Officer)

DIN: 00761695

Abhishek

Abhishek Mishra
(Company Secretary)

Max Estates Limited
Statement of changes in equity for the year ended March 31, 2023

a) Equity share capital

Particulars	Nos.	(Rs. In Lakhs)
As at April 1, 2021	7,79,10,000	7,791.00
Add: Equity share issued during the year	-	-
As at March 31, 2022*	7,79,10,000	7,791.00
Add: Equity share issued during the year	-	-
Less: Adjustments on account of merger (refer note 37)	(7,79,10,000)	(7,791.00)
As at March 31, 2023	-	-

b) Other equity

Particulars	Other equity							(Rs. In Lakhs)	
	Capital reserve	Securities premium account	Equity component on guarantee	Retained earnings	Employees Stock Options	Remeasurement Loss on defined benefit plan Other comprehensive income	Equity Component - Compulsorily Convertible Debentures (CCD)	Shares pending issuance (refer note 13 and 37)	Total equity
As at March 31, 2021	-	-	70.92	(5,107.26)	25.57	(0.79)	87,164.00	-	52,143.44
Profit for the year	-	-	-	526.46	-	-	-	-	526.46
Other comprehensive income for the year	-	-	-	-	-	3.93	-	-	3.93
Employee Stock Option Plans (ESOP) given during the year (refer note 33)	-	-	-	-	40.07	-	-	-	40.07
Equity component of compulsorily convertible debentures	-	-	86.51	-	-	-	-	-	86.51
As at March 31, 2022*	-	-	157.43	(4,580.80)	65.64	(5.86)	87,164.00	-	52,800.41
Add: Adjustment on account of merger (refer note 37)	13,042.52	50,086.75	(157.43)	46,560.18	94.24	-	(87,164.00)	14,694.66	67,156.92
As at April 1, 2022 (post merger effect)	13,042.52	50,086.75	-	41,979.38	159.88	(5.86)	-	14,694.66	1,19,987.33
Profit for the year	-	-	-	3,275.45	-	-	-	-	3,275.45
Other comprehensive income for the year	-	-	-	-	-	0.01	-	-	0.01
Issue of share capital	-	9.16	-	-	-	-	-	15.70	24.86
Equity portion of Compulsory Convertible Debentures (CCD)	-	-	-	5.48	-	-	-	-	5.48
Employee Stock Option Plans (ESOP) given during the year	-	-	-	-	98.06	-	-	-	98.06
Expiry of share options under Employee Stock Option Plans (ESOP) scheme	-	-	-	28.83	(28.83)	-	-	-	-
As at March 31, 2023	13,042.52	50,095.91	-	45,789.15	229.11	(5.85)	-	14,710.36	1,23,161.19

* also refer note 37

Summary of significant accounting policies

2-45

The accompanying notes are integral part of the financial statements

For and on behalf of the Board of Directors of Max Estates Limited

Dinesh Kumar Mittal
(Director)

DIN: 00040060

Nitin Kumar Khandel
(Chief Financial Officer)

Place: Noida
Date: 18/8/23

Sahil Vachani
(Managing Director
& Chief Executive
Officer)

DIN: 00761695

Abhishek Mishra
(Company Secretary)

For S.R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 301003E/300005

per Pravin Tulsyan
Partner

Membership Number: 108044

Place:
Date:



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

1. Corporate Information

Max Estates Limited (the Company) is a Company registered under Companies Act, 2013 and incorporated on March 22, 2016. The Company is engaged in the business of real estate development. Registered office of the Company is located at 419, Bhai Mohan Singh Nagar, Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab – 144533

During the year, the Company has completed the merger of Max Ventures and Industries Limited ('Transferor Company') (appointed date April 01, 2022) pursuant to the scheme of merger filed under the provisions of Section 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 and Rules made thereunder. The Hon'ble National Company Law Tribunal, Chandigarh Bench ("Hon'ble NCLT") vide its order dated July 03, 2023, approved the aforesaid Scheme. The comparative financial information for previous year ended March 31, 2022, has not been restated. Refer note 37 for further details related to merger.

The standalone Ind AS financial statements were authorised for issue in accordance with a resolution by the Board of directors of the Company on August 18, 2023.

2. Significant accounting policies

2A Basis of preparation

These standalone Ind AS financial statements of the Company have been prepared in accordance with Indian Accounting Standards (IND AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of division II of Schedule III to the Companies Act 2013 (Ind AS Compliant Schedule III), as applicable to these separate standalone Ind AS financial statements.

The standalone Ind AS financial statements have been prepared on a historical cost basis, except for certain assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

The standalone Ind AS financial statements are presented in INR and all values are rounded to nearest Lakhs (INR 00,000) except when otherwise indicated.

The Company has prepared the financial statements on the basis that it will continue to operate as a going concern.

2B Summary of significant accounting policies

a. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- a) Expected to be realized or intended to be sold or consumed in normal operating cycle;
- b) Held primarily for the purpose of trading;
- c) Expected to be realized within twelve months after the reporting period; or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

A liability is current when:

- a) It is expected to be settled in normal operating cycle;
- b) It is held primarily for the purpose of trading;
- c) It is due to be settled within twelve months after the reporting period; or
- d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

b. Business Combinations

Common control business combinations include transactions, such as transfer of subsidiaries or businesses, between entities within a Company. Business combinations involving entities or businesses under common control are accounted for using the pooling of interests method. The pooling of interest method is considered to involve the following:

- (i) The assets and liabilities of the combining entities are reflected at their carrying amounts.
- (ii) No adjustments are made to reflect fair values, or recognise any new assets or liabilities. The only adjustments that are made are to harmonise accounting policies.
- (iii) The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. However, if business combination had occurred after that date, the prior period information shall be restated only from that date.
- (iv) The balance of the retained earnings appearing in the financial statements of the transferor is aggregated with the corresponding balance appearing in the financial statements of the transferee.

c. Property, Plant and Equipment

Property, Plant and equipment including capital work in progress are stated at cost, less accumulated depreciation and accumulated impairment losses, if any. The cost comprises of purchase price, taxes, duties, freight and other incidental expenses directly attributable and related to acquisition and installation of the concerned assets and are further adjusted by the amount of GST credit availed wherever applicable. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their respective useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

The Company identifies and determines cost of each component/ part of the asset separately, if the component/ part has a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset.

Capital work- in- progress includes cost of property, plant and equipment under installation / under development as at the balance sheet date.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Depreciation on property, plant and equipment is provided on pro rata basis on straight-line method using the useful lives of the assets estimated by management and in the manner prescribed in Schedule II of the Companies Act 2013. The useful life is as follows:

Assets	Useful lives estimated by the management (years)
Furniture and fixtures	10 Years
Office equipment	5 Years
Computers	6 Years
Vehicles	8 Years

Leasehold improvements are amortised over the period of lease.

d. Investment Property

Recognition and initial measurement:

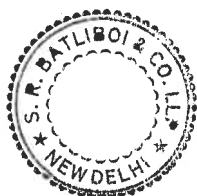
Investment properties are properties held to earn rentals or for capital appreciation or both. Investment properties are measured initially at their cost of acquisition including transaction costs. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives.

Property held under lease is classified as investment property when it is held to earn rentals or for capital appreciation or for both, rather than for sale in the ordinary course of business or for use in production or administrative functions. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognised in statement of profit and loss as incurred. The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in profit or loss as incurred.

Depreciation on investment properties is provided on the straight-line method, over the useful lives of the assets as follows:

Asset category'	Estimated life
Buildings and related equipment	15 to 60
Plant & Machinery & other equipment	6 to 10

Estimated useful life of Leasehold land is over the period of lease



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

Though the Company measures investment property using cost-based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by the company applying a valuation model acceptable.

De-recognition

Investment properties are de-recognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of de-recognition.

Depreciation on investment property has been provided on straight line method over the useful life of assets. Useful life of assets are as under

Building and related equipments	15 to 60 years
Plant & machinery, furniture & fixtures and other equipments	6 to 10 years

e. Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Internally generated intangibles, excluding capitalized development cost, are not capitalized and the related expenditure is reflected in statement of Profit and Loss in the period in which the expenditure is incurred. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over their useful economic lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the statement of profit and loss in the expense category consistent with the function of the intangible assets.

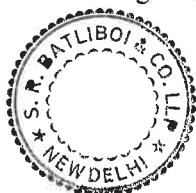
Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from disposal of the intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the assets are disposed-off.

Intangible assets with finite useful life are amortized on a straight-line basis over their estimated useful life of 3-6 years.

f. Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net fair value less cost of disposal and its value in use. The



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net fair value less cost of disposal, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the Company's cash-generating units to which the individual assets are allocated. These budgets and forecast calculations are generally covering a period of five years. For the remaining economic life of the asset or cash-generating unit (CGU), a long term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In this case, the growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the entity operates, or for the market in which the asset is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining economic life.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or cash-generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit and loss unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.

g. Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

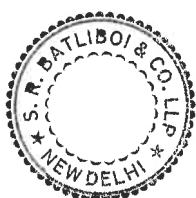
(i) Financial assets

The Company classified its financial assets in the following measurement categories: -

- Those to be measured subsequently at fair value (either through other comprehensive income or through profit & loss)
- Those measured at amortized cost

Initial recognition and measurement

All financial assets (other than equity in subsidiaries) are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Equity investment in subsidiaries are recognised at cost. Purchases or sales of financial assets that require delivery of assets within a time frame



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset. The difference between the transaction amount and amortised cost in case of interest free loan to subsidiaries based on expected repayment period is considered as deemed investment.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

- a) Debt instruments at amortized cost
- b) Debt instruments and equity instruments at fair value through profit or loss (FVTPL)

Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

(i) Business model test: The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows (rather than to sell the instrument prior to its contractual maturity to released its fair value change), and

(ii) Cash flow characteristics test: Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. EIR is the rate that exactly discount the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate to the gross carrying amount of financial assets. When calculating the effective interest rate the company estimate the expected cash flow by considering all contractual terms of the financial instruments. The EIR amortization is included in finance income in the statement of profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

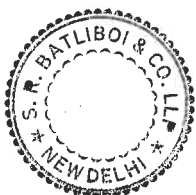
Debt instruments at Fair value through profit and loss

FVTPL is a residual category for financial instruments. Any financial instrument, which does not meet the criteria for amortized cost or FVTOCI, is classified as at FVTPL. gain or loss on a Debt instrument that is subsequently measured at FVTPL and is not a part of a hedging relationship is recognized in statement of profit or loss and presented net in the statement of profit and loss within other gains or losses in the period in which it arises. Interest income from these Debt instruments is included in other income.

Equity investments of other entities

All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which IND AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income all subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to profit and loss, even on sale of investment. However, the Company may transfer the



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cumulative gain or loss within equity. Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Profit and loss.

Investment in Compound Financial Instruments issued by subsidiaries

Company considers issuance of Zero Coupon Non-Convertible Debentures by subsidiary as compound instrument comprising a loan with market terms and a capital injection and hence treat the difference between the cash paid and fair value on initial recognition as an addition to the investment in the subsidiary and presented separately as 'Equity component of Zero Coupon Non-Convertible Debentures under 'Non-Current Investments'. Equity Component is not subsequently remeasured.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

- the rights to receive cash flows from the asset have expired, or
- the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass through" arrangement and either;
 - a) the Company has transferred the rights to receive cash flows from the financial assets or
 - b) the Company has retained the contractual right to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the Company has transferred its right to receive cash flows from an asset or has entered into a pass-through agreement, the Company evaluates whether it has transferred substantially all the risks and rewards of the ownership of the financial assets. In such cases, the financial asset is derecognized. Where the entity has not transferred substantially all the risks and rewards of the ownership of the financial assets, the financial asset is not derecognized.

Where the Company has transferred an asset, the Company evaluates whether it has transferred substantially all the risks and rewards of the ownership of the financial assets. In such cases, the financial asset is derecognized. Where the entity has not transferred substantially all the risks and rewards of the ownership of the financial assets, the financial asset is not derecognized.

Impairment of financial assets

In accordance with IND AS 109, the Company applies expected credit losses (ECL) model for measurement and recognition of impairment loss on the following financial asset and credit risk exposure.

- Financial assets measured at amortised cost; e.g. Loans, Security deposits, trade receivable, bank balance, other financial assets etc;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);
- Financial guarantee contracts are which are not measured at fair value through profit or loss (FVTPL)

The Company follows "simplified approach" for recognition of impairment loss allowance on trade receivables. Under the simplified approach, the Company does not track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. The Company uses a provision matrix to determine impairment loss allowance on



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the portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of trade receivable and is adjusted for estimates. At every reporting date, the historical observed default rates are updated and changes in the estimates are analysed.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss.

However, if credit risk has increased significantly, lifetime ECL is used. If, in subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognizing impairment loss allowance based on 12-months ECL.

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the its operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognized gains, losses (including impairment gains or losses) or interest.

(ii) Financial liabilities**Initial recognition and measurement**

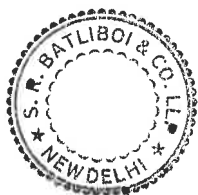
Financial liabilities are classified at initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, and payables, net of directly attributable transaction costs. The Company financial liabilities include loans and borrowings including bank overdraft, trade payable, trade deposits, retention money and other payables.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the statement of profit and loss. Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in IND AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognised in OCI. These gains/ losses are not subsequently transferred to profit and loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of



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such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Financial liabilities at amortised cost (Loans and borrowings)

Borrowings are initially recognised at fair value, net of transaction cost incurred. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortization process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

h. Investment in subsidiaries

The investment in subsidiaries are carried at cost as per IND AS 27. Investment carried at cost is tested for impairment as per IND AS 36. An investor, regardless of the nature of its involvement with an entity (the investee), shall determine whether it is a parent by assessing whether it controls the investee.

On disposal of investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

i. Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

Revenue is recognised over time if either of the following conditions is met:



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- a. Buyers take all the benefits of the property as real estate company construct the property.
- b. Buyers obtain physical possession of the property.
- c. The property unit to be delivered is specified in the contract and real estate entity does not have an alternative use of the unit, the buyer does not have the discretion to terminate the contract and the entity has right to payment for work completed to date Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

In case none of these conditions is met, revenue would be recognised at a point in time when the control of the property is passed on to the customer.

Revenue from shared services

Revenue is recognised over period of time in respect of shares services on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractually agreed terms.

Revenue from project management consultancy / secondment

Revenue from project management consultancy / secondment is recognized as per the terms of the agreement on the basis of services rendered

Gain on sale of investments

On disposal of an investment, the difference between the carrying amount and net disposal proceeds is recognised to the profit and loss statement.

Interest and direct expenditure attributable to specific projects are capitalized in the cost of project, other interest and indirect costs are treated as 'Period Cost' and charged to Profit & Loss account in the period in which it is incurred.

All other incomes and expenditures are accounted for on accrual basis.

j. Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with the Income Tax Act, 1961 and the income computation and disclosure standards (ICDS) enacted in India by using tax rates and tax laws that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences except:



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- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;
- In respect of taxable temporary differences associated with investments in subsidiaries, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;
- In respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside the statement of profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

k. Borrowing costs

Borrowing cost includes interest expense as per effective interest rate [EIR]. Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset until such time that the asset is substantially ready for their intended use. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.



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I. Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i) Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in section (d) Impairment of non-financial assets.

ii) Lease Liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

The Company's lease liabilities are included in Interest-bearing loans and borrowings.



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iii) Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases of equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Company as a sub lessor

The Company is intermediate lessor as it subleases an asset leased from another lessor (the 'head lessor'). The Company classifies the sublease as a finance lease or as an operating lease with reference to the right-of-use asset arising from the head lease. That is, the Company treats the right-of-use asset as the underlying asset in the sublease, not the underlying asset that it leases from the head lessor. At the commencement date of the sublease, if the Company cannot readily determine the interest rate implicit in the sublease, then it uses the discount rate that it uses for the head lease to account for the sublease, adjusted for any initial direct costs associated with the sublease. However, if the head lease is a short-term lease for which the company, as a lessee, has elected the short-term lease exemption, then the company classifies the sublease as an operating lease.

m. Provision and contingent liabilities

Provisions

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value (except where time value of money is material) and are determined based on the best estimate required to settle the obligation at the reporting date when discounting is used, the increase in provision due to passage of time is recognised as finance cost. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases, where there is a liability that cannot be recognized because it cannot be measured reliably. the Company does not recognize a contingent liability but discloses its existence in the financial statements unless the probability of outflow of resources is remote.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

n. Retirement and other employee benefits

Provident fund

The Company contributed to employee's provident fund benefits through a trust "Max Financial Services Limited Provident Fund Trust" managed by Max Financial Services Limited (erstwhile Max India Limited) whereby amounts determined at a fixed percentage of basic salaries of the employees are deposited to the trust every month. The benefit vests upon commencement of the employment. The



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interest rate payable by the trust to the beneficiaries every year is notified by the government and the Company has an obligation to make good the shortfall, if any, between the return from the investments of the trust and the notified interest rate. The Company has obtained actuarial valuation to determine the shortfall, if any, as at the Balance Sheet date.

Gratuity

Gratuity liability is a defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Net interest is calculated by applying the discount rate to the net defined benefit (liabilities/assets).

The Company recognized the following changes in the net defined benefit obligation under employee benefit expenses in statement of profit and loss

- a) Service cost comprising current service cost, past service cost, gain & loss on curtailments and non-routine settlements.
- b) Net interest expenses or income

Compensated absences

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the yearend. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period 12 months, the same is presented as non-current liability.

Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service up to the end of the reporting period and are measured at the amount expected to be paid when the liabilities are settled. the liabilities are presented as current employee benefit obligations in the balance sheet.

Long term incentive plan

The Company has a long-term incentive plan for certain employees. The Company recognises benefit payable to employee as an expenditure, when an employee renders the related service on actual basis.



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o. Share-based payments

Employees of the Company receive remuneration in the form of share-based payment transaction, whereby employees render services as a consideration for equity instruments (equity-settled transactions).

Equity-settled transactions

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.

That cost is recognized, together with a corresponding increase in share-based payment (SBP) reserves in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognized for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognized as at the beginning and end of that period and is recognized in employee benefits expense.

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of the Company's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions.

No expense is recognized for awards that do not ultimately vest because non-market performance and/or service conditions have not been met. Where awards include a market or non-vesting condition, the transactions are treated as vested irrespective of whether the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

When the terms of an equity-settled award are modified, the minimum expense recognized is the expense had the terms had not been modified, if the original terms of the award are met. An additional expense is recognized for any modification that increases the total fair value of the share-based payment transaction or is otherwise beneficial to the employee as measured at the date of modification. Where an award is cancelled by the entity or by the counterparty, any remaining element of the fair value of the award is expensed immediately through profit or loss.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

Cash-settled transactions

The cost of cash-settled transactions is measured initially at fair value at the grant date using a binomial model. This fair value is expensed over the period until the vesting date with recognition of a corresponding liability. The liability is remeasured to fair value at each reporting date up to, and including the settlement date, with changes in fair value recognized in employee benefits expense.



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p. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

q. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equities shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of shares outstanding during the year adjusted for the effects of all potential equity shares.

r. Foreign currencies

Items included in the standalone Ind AS financial statements are measured using the currency of the primary economic environment in which the company operates ('the functional currency'). The Company's standalone Ind AS financial statements are presented in Indian rupee ('Rs.') which is also the Company's functional and presentation currency.

Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate prevailing at the date of transaction. However, for practical reasons, the Company uses an average rate if the average approximates the actual rate at the date of the transaction.

Measurement of foreign currency items at the balance sheet date

Foreign currency monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined.

Exchange differences arising on settlement or translation of monetary items are recognized as income or expense in the period in which they arise with the exception of exchange differences on gain or loss arising on translation of non-monetary items measured at fair value which is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

s. Fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

a) In the principal market for the asset or liability, or



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b) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the restated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- a) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- b) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- c) Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the restated financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company's management determines the policies and procedures for both recurring and non-recurring fair value measurement measured at fair value.

At each reporting date, the management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note 32)
- Quantitative disclosures of fair value measurement hierarchy (note 32)
- Financial instruments (including those carried at amortised cost) (note 32)

2C Significant accounting judgements, estimates and assumptions

The preparation of the Company's standalone Ind AS financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.



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Other disclosures relating to the Company's exposure to risks and uncertainties includes:

- Capital management Note 41
- Financial risk management objectives and policies Note 36A

Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the standalone Ind AS financial statements.

(a) Determining the lease term of contracts with renewal and termination options - Company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset)

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

(a) Defined benefit plans

The cost of defined benefit plans (i.e. Gratuity benefit) is determined using actuarial valuations. An actuarial valuation involves making various assumptions which may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. In determining the appropriate discount rate, management considers the interest rates of long-term government bonds with extrapolated maturity corresponding to the expected duration of the defined benefit obligation. The mortality rate is based on publicly available mortality tables for the specific countries. Future salary increases and pension increases are based on expected future inflation rates. Further details about the assumptions used, including a sensitivity analysis, are given in Note 30.0



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

(b) Fair value measurement of financial instruments

When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. The Company use Net asset value for valuation of investment in mutual fund. Refer note 32 related to fair valuation disclosures

(c) Impairment of Financial assets

The impairment provisions of financial assets are based on assumptions about risk of default and expected loss rates. the Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(d) Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An assets recoverable amount is the higher of an asset's CGU'S fair value less cost of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Company's assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, or other fair value indicators.

(e) Share based payments

The Company initially measures the cost of cash settled transactions with employees using a binomial model to determine the fair value of the liability incurred. Estimating fair value for share based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them. For cash settled share-based payment transactions, the liability needs to be remeasured at the end of each reporting period up to the date of settlement, with any changes in fair value recognized in the profit or loss. This requires a reassessment of the estimates used at the end of each reporting period. The assumptions and models used for estimating fair value for share based payment transactions are disclosed in note 30.1.



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

RECENT ACCOUNTING PRONOUNCEMENTS**Amended standards adopted by the company****(i) Reference to the Conceptual Framework – Amendments to Ind AS 103**

The amendments replaced the reference to the ICAI's "Framework for the Preparation and Presentation of Financial Statements under Indian Accounting Standards" with the reference to the "Conceptual Framework for Financial Reporting under Indian Accounting Standard" without significantly changing its requirements.

The amendments also added an exception to the recognition principle of Ind AS 103 Business Combinations to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets or Appendix C, Levies, of Ind AS 37, if incurred separately. The exception requires entities to apply the criteria in Ind AS 37 or Appendix C, Levies, of Ind AS 37, respectively, instead of the Conceptual Framework, to determine whether a present obligation exists at the acquisition date.

The amendments also add a new paragraph to IFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

These amendments had no impact on the financial statements of the company as there were no contingent assets, liabilities or contingent liabilities within the scope of these amendments that arose during the period.

(ii) Property, Plant and Equipment: Proceeds before Intended Use – Amendments to Ind AS 16

The amendments modified paragraph 17(e) of Ind AS 16 to clarify that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the statement of profit and loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment.

The amendments are effective for annual reporting periods beginning on or after 1 April 2022. These amendments had no impact on the standalone financial statements of the company as there were no sales of such items produced by property, plant and equipment made available for use on or after the beginning of the earliest period presented.

(iii) Ind AS 109 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities

The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.

These amendments had no impact on the financial statements of the company as there were no modifications of the company's financial instruments which were covered by amendment.



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

(iv) Onerous Contracts – Costs of Fulfilling a Contract – Amendments to Ind AS 37

An onerous contract is a contract under which the unavoidable cost of meeting the obligations under the contract exceeds the economic benefits expected to be received under it.

The amendments specify that when assessing whether a contract is onerous or loss-making, an entity needs to include costs that relate directly to a contract to provide goods or services including both incremental costs (e.g., the costs of direct labour and materials) and an allocation of costs directly related to contract activities (e.g., depreciation of equipment used to fulfil the contract and costs of contract management and supervision). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

Standards issued but not yet effective

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated 31 March 2023 to amend the following Ind AS which are effective from 01 April 2023.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after 1 April 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period.

The amendments are not expected to have a material impact on the company financial statements.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to Ind AS 1 are applicable for annual periods beginning on or after 1 April 2023. Consequential amendments have been made in Ind AS 107. The company is currently revisiting their accounting policy information disclosures to ensure consistency with the amended requirements.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

decommissioning obligations. Consequential amendments have been made in Ind AS 101. The amendments to Ind AS 12 are applicable for annual periods beginning on or after 1 April 2023. The company is currently assessing the impact of the amendments.



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

3 (i) Property, plant and equipment (PPE)

	Office equipment	Furniture and fixture	Motor vehicles	Computers and data processing units	Leashold Improvement	(Rs. In Lakhs) Total
Gross Block						
As at April 1, 2021	2.26	1.02	95.65	36.33	-	135.26
Additions	-	-	35.61	19.48	-	55.10
Disposals	-	-	-	22.67	-	22.67
As at March 31, 2022*	2.26	1.02	131.26	33.14	-	167.68
Add: adjustments on account of merger (refer note 37)	9.57	72.47	174.55	65.79	392.01	714.39
As at April 1, 2022 (post merger effect)	11.83	73.49	305.81	98.93	392.01	882.07
Additions	23.35	63.54	42.39	48.77	200.91	378.96
Disposals	6.08	67.20	-	38.07	383.66	495.01
As at March 31, 2023	29.10	69.83	348.20	109.63	209.26	766.02
Accumulated Depreciation						
As at April 1, 2021	1.63	0.28	23.90	26.41	-	52.22
Additions	0.31	0.10	13.97	7.70	-	22.08
Disposals	-	-	-	21.52	-	21.53
As at March 31, 2022*	1.93	0.38	37.87	12.59	-	52.76
Add: adjustments on account of merger (refer note 37)	6.56	20.84	41.50	39.54	96.51	204.95
As at April 1, 2022 (post merger effect)	8.49	21.22	79.37	52.13	96.51	257.71
Additions	3.84	10.07	37.53	24.65	39.84	115.94
Disposals	4.22	25.29	-	24.02	120.49	174.03
As at March 31, 2023	8.11	6.00	116.90	52.76	15.86	199.62
Net carrying amount						
As at March 31, 2023	20.99	63.83	231.30	56.88	193.40	566.40
As at March 31, 2022*	0.33	0.64	93.39	20.56	-	114.92

Refer note 14 for charge created against property, plant and equipment.

* also refer note 37



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

3 (ii) Investment properties

Gross Block

As at April 1, 2021

Additions

Disposals/capitalised during the year

As at March 31, 2022*

Add: adjustments on account of merger (refer note 37)

As at April 1, 2022 (post merger effect)

Additions

Disposals/capitalised during the year

As at March 31, 2023

Accumulated Depreciation

As at April 1, 2021

Additions

Disposals

As at March 31, 2022*

Additions

Disposals

As at March 31, 2023

Net carrying amount

As at March 31, 2023

As at March 31, 2022*

Investment Property	
	7,494.95
	124.15
	-
	7,619.10
	406.37
	8,025.47
	119.97
	-
	7,332.70
	48.01
	119.63
	-
	167.64
	123.12
	-
	290.76
	7,041.94
	7,451.46

Notes:

(i) Contractual obligations

Refer note 30 for disclosure of contractual commitments for the acquisition of investment properties.

(Rs. In Lakhs)

(ii) Amount recognised in profit and loss for investment properties

	March 31, 2023	March 31, 2022
Rental income	717.73	353.83
Less: Direct operating expenses generating rental income	62.45	328.24
Profit from leasing of investment properties	655.28	25.59
Less: depreciation expense	127.51	123.70
Profit/(loss) from leasing of investment properties after depreciation	527.77	(98.11)

(iii) Fair value

Fair value hierarchy and valuation technique

The fair value of investment property has been determined by the company internally, having appropriate recognised professional qualification and recent experience in the location and category of the property being valued. The fair value has been arrived using discounted cash flow projections based on reliable estimates of future cash flows considering growth in rental of 15% on every 3 years, vacancy rate of 3% and discount rate of 12.00%.

Reconciliation of fair value:

	(Rs. In Lakhs)
Opening balance as at April 1, 2021	Rs.8,500 to 10,000 Lakhs
Increase of Fair value	-
Decline in fair value	-
Closing balance as at March 31, 2022*	Rs.8,500 to 10,000 Lakhs
Increase of Fair value	-
Decline in fair value	-
Closing balance as at March 31, 2023	Rs.8,500 to 10,000 Lakhs

Valuation models applied for valuation:

Discounted cash flow method - net present value is determined based on projected cash flows discounted at an appropriate rate

* also refer note 37



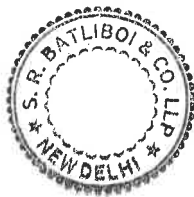
Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

4 (i) Other Intangible assets

Particulars	Computer software	(Rs. In Lakhs)
Gross Block		Total
As at April 1, 2021		
Additions	17.43	17.43
Disposals	0.42	0.42
As at March 31, 2022*	-	-
Additions	17.85	17.85
Disposals	337.07	337.07
As at March 31, 2023	-	-
	354.91	354.91
Amortization		
As at April 1, 2021		
Additions	11.65	11.65
Disposals	2.75	2.75
As at March 31, 2022*	-	-
Additions	14.40	14.40
Disposals	7.49	7.49
As at March 31, 2023	-	-
	21.89	21.89
Net carrying amount		
As at March 31, 2023		-
As at March 31, 2022*	333.02	333.02
	3.45	3.45

*also refer note 37



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

4 (ii) Right of use assets

The Company has lease contracts for buildings from related parties. The Company's obligations under its leases are secured by the lessor's title to the leased assets. The Company is restricted from assigning or sub leasing the leased assets.

The carrying amounts of right-of-use assets recognised and the movements during the year:

(Rs. in Lakhs)		
Particulars	Building	Total
As at April 01, 2022	-	-
Additions	-	-
Depreciation expense	-	-
As at March 31, 2022**	-	-
Add: adjustments on account of merger (refer note 37)	2,482.66	2,482.66
As at April 1, 2022 (post merger effect)	2,482.66	2,482.66
Additions	1,153.42	1,153.42
Deletion*	(2,050.96)	(2,050.96)
Depreciation expense	(267.57)	(267.57)
As at March 31, 2023	1,317.55	1,317.55

*During the year, the Company has sub-leased its premises and has assessed that this sub-lease fulfills the criteria of a finance lease as per Ind AS 116. Consequently, the Company has recognised lease receivables from sub-lease in its books and has de-recognised the leasehold improvements as well as right of use asset related to the original lease. Consequently, an amount of Rs. 135.97 Lakhs has been recognised as profit on de-recognition of right of use assets under the head 'Other income'.

The carrying amounts of lease liabilities and the movement during the year:

(Rs. in Lakhs)		
Particulars	Building	Total
As at April 01, 2021	-	-
Additions	-	-
Accretion of interest	-	-
Payments	-	-
As at March 31, 2022**	-	-
Add: adjustments on account of merger (refer note 37)	2,838.53	2,838.53
As at April 1, 2022 (post merger effect)	2,838.53	2,838.53
Additions	1,074.17	1,074.17
Accretion of interest	377.56	377.56
Payments	(565.09)	(565.09)
As at March 31, 2023	3,725.17	3,725.17

Classification of lease liabilities into Current and Non-Current:

(Rs. in Lakhs)		
Particulars	As at March 31, 2023	As at March 31, 2022**
Current lease liabilities	236.66	-
Non-current lease liabilities	3,488.51	-
Total	3,725.17	-

The details regarding the maturity analysis of lease liabilities as at March 31, 2023 and March 31, 2022** on an undiscounted basis:

(Rs. in Lakhs)		
Particulars	As at March 31, 2023	As at March 31, 2022**
Within one year	541.06	-
After one year but not more than five years	2,380.33	-
More than five years	1,837.03	-
Total	4,758.42	-

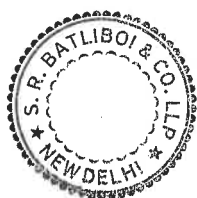
Considering the lease term of the leases, the effective interest rate for lease liabilities is 11%.

The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

The following are the amounts recognised in profit or loss:

(Rs. in Lakhs)		
Particulars	As at March 31, 2023	As at March 31, 2022**
Depreciation expense of right-of-use assets	267.57	-
Interest expense on lease liabilities	377.56	-
Rent expenses	13.12	-
Total amount recognised in profit or loss	658.25	-

** also refer note 37



5. Non Current financial assets

Non Current financial assets	(Rs. In Lakhs)	
Investment	As at March 31, 2023	As at March 31, 2022 #
Particulars		
Investment in equity instrument (value at cost)		
Investments in subsidiaries		
Unquoted equity shares		
(a) Max Towers Private Limited		
6,50,60,000 Equity shares of Rs. 10 each fully paid up (March 31, 2022 - 6,50,60,000 Equity Shares)	6,506.00	6,506.00
(b) Max Square Limited		
5,89,51,600 Equity shares of Rs. 10 each fully paid up (March 31, 2022 - 3,57,10,000 Equity shares)	5,895.16	3,571.00
(c) Pharmax Corporation Limited		
(4,71,22,747 Equity shares of Rs. 10 each fully paid up (March 31, 2022 - 4,71,22,747 Equity shares)	6,073.05	6,073.05
(d) Max Asset Services Limited		
2,050,000 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	205.00	-
(e)Max I Limited		
50,000 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	5.00	-
(f) Max Estates 128 Private Limited		
29,25,15,000 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	29,251.50	-
(g) Acreage Builders Private Limited		
29,49,33,900 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	29,493.39	-
(h) Max Estates Gurgaon Limited		
100,000 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	10.00	-
Cumulative Convertible Preference Shares		
(a) Pharmax Corporation Limited		
(3,00,000 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up (March 31, 2022 - 3,00,000)	3,900.00	3,900.00
Unquoted Compulsory Convertible Debentures		
(a) Max Towers Private Limited		
6,972 Debentures of Rs. 1,00,000 each fully paid up (March 31, 2022 - 26,020 Debentures)	6,972.58	26,020
(b) Max Square Limited		
5,32,50,000 Debentures of Rs. 10 each fully paid up (March 31, 2022 - 3,57,10,000 Debentures)	5,325.84	3,571.00
Investment in NCD Equity portion of Max Towers Private Limited	1,370.18	-
Max Asset Services Limited		
2,214 (March 31, 2022 - Nil) Zero Coupon Compulsory Convertible Debentures of Rs. 100,000 each fully paid up##	2,214.00	-
Max I Limited		
Equity portion of 51 (March 31, 2022 - Nil) Zero Coupon Non Convertible Debentures of Rs. 100,000 each fully paid up (net of deferred tax)	2,106.96	-
c) Additional investments on account of Employee Stock Option and guarantee given on behalf of subsidiary		
(i) Max Towers Private Limited (formerly known as Wise Zone Builders Private Limited)	388.70	47.75
(ii) Max Square Limited (formerly known as Northern Proppart Solutions Limited)	283.88	57.87
(iii) Equity portion of interest-free loan to Pharmax Corporation Limited (net of deferred tax)	9.19	-
(iv) Additional investment in Max Asset Services Limited	13.02	-
(v) Additional investment in MEL 128	57.82	-
(vi) Pharmax Corporation Limited	427.46	257.20
	1,00,508.72	50,003.88
Aggregate book value of unquoted investments	1,00,508.72	50,003.88
Aggregate book value of at cost	1,00,508.72	50,003.88

2,214 (March 31, 2022 - 2,214) Zero coupon compulsory convertible debentures remain outstanding 60 months from the date of their issue and allotment shall be compulsory converted into 22,140,000 equity shares.

* Additional investments include guarantee given by the Company on behalf of its subsidiaries Max Towers Private Limited -loan of Rs. 24,603.34 Lakhs (March 31, 2022: Rs. 8,213.07 Lakhs) (Sanctioned limit as at March 31, 2023 Rs. 24,900.00 Lakhs, March 31, 2022: Rs. 11,700 Lakhs) from HDFC Bank Limited and ICICI bank respectively, Pharmax Corporation Limited -loan of Rs. 4,016.20 Lakhs (March 31, 2022: Rs. 792.57 Lakhs) (Sanctioned limit as at March 31, 2023 and March 31, 2022: Rs.6,500.00 Lakhs and Nil respectively) from IDFC First Bank Limited, Max Square Limited -loan of Rs. 21,998.13 Lakhs (March 31, 2022: Rs. 12,855.95.00 Lakhs) (Sanctioned Limit as at March 31, 2023 and March 31, 2022- Rs. 24,000.00 Lakhs from Axis Bank) and Max 128 Limited -loan of Rs. 14,839.00 Lakhs (March 31, 2022: Nil) (Sanctioned Limit as at March 31, 2023 Rs. 15,000.00 Lakhs and March 31, 2022: Nil) from Aditya Birla Finance Bank respectively. Also refer Note 30.

also refer note 37

6. Other bank balances

Deposits with remaining maturity for more than 12 months	335.35	239.37
	335.35	239.37

7. Non Current financial assets

Security deposits	171.93	29.90
Rent equalisation reserve	11.26	134.57
Lease receivable (refer note 4)	2,384.75	-
Interest accrued on CCD's	2,014.64	1,328.07
	4,582.58	1,492.54

8. Non-current tax assets

Tax deducted at source recoverable	771.72	350.14
	771.72	350.14

9. Other non current assets

Deferred guarantee fee	24.37	52.86
Capital advances	-	530.55
	24.37	583.41

10. Inventories

Work-in-process	186.75	186.75
Construction materials	8.35	19.66
Finished goods	-	1,138.84
	195.10	1,345.25



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

Particulars	(Rs. In Lakhs)		
	As at March 31, 2023	As at March 31, 2022 #	
11. Current financial assets			
(i) Trade receivables			
Unsecured:			
Unsecured, considered good *	394.02	162.94	
	<u>394.02</u>	<u>162.94</u>	
* includes Rs. 98.41 Lakhs (March 31, 2022: Rs. 150.14 Lakhs) due from related parties			
Trade receivables are non-interest bearing and have average credit period of 60 days. No trade or other receivable are due from directors or others officers of the Company either sev any other person. The sales to related parties are made on terms equivalent to those that prevail in arm's length transactions. (Refer note 38(b))			
Ageing of trade receivable as on 31 March 2023			
Undisputed Trade receivables – considered good	Less than 6 months	6 months-1 year	1-2 years
As on March 31, 2023	365.70	12.00	3.30
As on March 31, 2022 #	146.64	3.28	13.02
(ii) Other investment			
Quoted mutual funds (valued at fair value through profit and loss)			
Axis Liquid Fund - Direct - Growth - Face value - Rs. 10	1,501.96	-	-
Units - 60,057, NAV - 2,500.89 (March 31, 2022 - Nil)	-	-	-
Aditya Birla Sun Life Liquid Fund - Direct - Growth - Face value - Rs. 10	1,502.25	-	-
Units - 4,13,748.56, NAV - 363.08 (March 31, 2022 - Nil)	-	-	-
SBI Liquid Fund - Direct - Growth- Face value - Rs. 10	1,501.95	-	-
Units - 42,629.04, NAV - 3,523.30 (March 31, 2022: Nil)	-	-	-
UTI Liquid Cash Plan - Direct - Growth- Face value - Rs. 10	1,502.17	-	-
Units: 40,613.46, NAV - 3,689.41 (March 31, 2022 - Nil)	-	-	-
DSP Liquid Fund - Direct - Growth- Face value - Rs. 10	2,361.16	-	-
Units: 59,205.73, NAV - 3213.09 (March 31, 2022: Nil)	-	-	-
Tata Liquid Fund- Face value - Rs. 10	2,045.29	-	-
Units - 57,590.82 , NAV - 3551.41 (March 31, 2022 - Nil)	-	-	-
	<u>10,414.79</u>	-	-
Aggregate book value of quoted Investment	10,414.79	-	-
Market value of quoted Investment	10,414.79	-	-
Mutual fund units were lien marked against letter of credit facility availed in Max Towers Private Limited of Rs.744 Lakhs			
(iii) Cash and cash equivalents			
Balances with banks:			
On current accounts	151.91	55.16	
Cash on hand	3.70	0.89	
	<u>155.61</u>	<u>56.05</u>	
(iv) Bank balances other than (iii) above			
Deposits with remaining maturity for more than 3 months but less than 12 months	1,389.79	3,304.51	
	<u>1,389.79</u>	<u>3,304.51</u>	
(v) Loans			
Loans to related parties (refer note 38b)**	17,375.14	3,089.57	
	<u>17,375.14</u>	<u>3,089.57</u>	
Loans to related parties are repayable on demand and carries interest ranging from Nil to 9.25% (March 31, 2022: Nil).			
(vi) Other financial assets			
Rent equalisation reserve	94.49	70.52	
Interest accrued on deposits and others**	438.50	128.86	
Security deposit	2.02	2.03	
Lease receivable (refer note 4 (ii))	69.80	-	
	<u>604.81</u>	<u>201.41</u>	
**During the current financial year ended March 31, 2023, based on the recoverability assessment, the Company has reversed the provision of Rs. 1,062 lakhs created in respect of lo subsidiary Max Asset Services Limited (MASL), which has been recognised as Other Income. The Company has also recognised the cumulative interest income of Rs. 356.34 lakhs in year, which has been recognised under the head Revenue from operations.			
12. Other current assets			
(Unsecured, considered good)			
Advances:			
- to related party	447.75	36.37	
- to others	29.62	14.33	
Deferred guarantee fee	-	4.12	
Prepaid expenses	64.45	95.67	
Balance with statutory authorities	330.26	183.21	
	<u>872.09</u>	<u>333.69</u>	

also refer note 37



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

13. Share capital and other equity
(i) Equity share capital

Particular	(Rs. In Lakhs)	
	As at March 31, 2023	As at March 31, 2022 #
a) Authorized**		
150,000,000 (March 31, 2022 - 150,000,000) equity shares of Rs.10/- each	15,000.00	7,800.00
	15,000.00	7,800.00
Issued, subscribed and fully paid-up*		
Zero equity shares of Rs.10/- each fully paid up (March 31, 2022 - 7,79,10,000 equity shares of Rs.10/- each)	-	7,791.00
Total issued, subscribed and fully paid-up share capital	-	7,791.00

*Subsequent to the year end and upon the coming into effect of the Scheme of amalgamation, and in consideration of the transfer, 1 (one) equity shares of the face value of INR 10 each fully paid-up of the Company are required to be issued against every 1 (one) equity shares of INR 10 each fully paid-up held by the shareholders of Max Ventures and Industries Limited. Consequent to this, the Company shall issue 146,946,000 equity shares of INR 10 each fully paid-up for 146,946,000 equity shares of INR 10 each fully paid-up of Max Ventures and Industries Limited.

These shares have been disclosed as 'Share capital pending issuance' as at March 31, 2023 and as at April 01, 2022.

**As an integral part of the scheme, and, upon the coming into effect of the scheme, the authorized share capital of the Company shall automatically stand increased, without any further act, instrument or deed on the part of the Company, such that upon the coming into effect of this scheme, the authorized share capital of the Company shall be INR 1,500,000,000/- divided into 150,000,000 equity shares of INR 10 each. Consequently, Clause V of the Memorandum of Association of the Company shall, upon the coming into effect of this scheme and without any further act or deed, be and stand altered, modified and substituted pursuant to section 13, 61 and 230 and 232 and other applicable provisions of the Act, as the case may be. Also refer note 37.

b) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2023		March 31, 2022 #	
	No. of shares	(Rs. In Lakhs)	No. of shares	(Rs. In Lakhs)
At the beginning of the year	7,79,10,000	7,791.00	7,79,10,000	7,791.00
Add: Shares issued during the year	-	-	-	-
Less: adjustment in accordance with merger (refer note 37)	(7,79,10,000)	(7,791.00)	-	-
Outstanding at the end of the year	-	-	7,79,10,000	7,791.00

c) Terms and rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The dividend if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

d) Details of shareholders holding more than 5% shares in the Company

Name of the Shareholder	March 31, 2023		March 31, 2022 #	
	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 10 each fully paid-up	-	-	7,79,09,994	99.9999%
Max Ventures & Industries Limited	-	-	-	-

e) Details of shares held by holding company

Name of the Shareholder	March 31, 2023		March 31, 2022 #	
	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 10 each fully paid-up	-	-	7,79,09,994	99.9999%
Max Ventures & Industries Limited	-	-	-	-

f) Aggregate number of shares issued for consideration other than cash during the period of five years immediately preceding the reporting date - NIL

g) Shareholding of promoters

Shares held by promoters at the end of the year				
As at	Promoter Name	No. of shares	% of total shares	% Change during the year
March 31, 2023	Max Ventures & Industries Limited	-	-	100%
March 31, 2022 #	Max Ventures & Industries Limited	7,79,09,994	99.9999%	0%

also refer note 37



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

(ii) Other equity

Particulars	(Rs. In Lakhs)	
	As at March 31, 2023	As at March 31, 2022 #
Capital reserve (refer note a below)	13,042.52	-
Securities premium account (refer note b below)	50,095.91	-
Employee stock options outstanding (refer note c below)	229.11	65.64
Compulsorily Convertible Debentures (CCD) (refer note d below)	-	57,164.00
Equity component on guarantee (refer note e below)	-	157.43
Retained earnings (refer note f below)	45,289.15	(4,580.80)
Other comprehensive income (refer note g below)	(5.85)	(5.86)
	1,08,650.83	52,800.40

Notes:

a) Capital reserve

Balance as at beginning of the year/year

Add: adjustments on account of merger (refer note 37)

As at April 1, 2022 (post merger effect)

At the end of the year

-	-
13,042.52	-
13,042.52	
13,042.52	-

b) Securities premium account

At the beginning of the year

Add: adjustments on account of merger (refer note 37)

As at April 1, 2022 (post merger effect)

Add: premium on issue of employee stock options

At the end of the year

-	-
50,086.75	-
50,086.75	
9.16	-
50,095.91	-

c) Employee stock options outstanding

At the beginning of the year

Add: adjustments on account of merger (refer note 37)

As at April 1, 2022 (post merger effect)

Add: expense recognized during the year

Less: expiry of share option under ESOP scheme

At the end of the year

65.64	25.57
94.24	-
159.88	-
98.06	40.07
(28.83)	-
229.11	65.64

d) Compulsorily Convertible Debentures (CCD)

At the beginning of the year

Less: adjustment in accordance with merger (refer note 37)

As at April 1, 2022 (post merger effect)

At the end of the year

57,164.00	57,164.00
(57,164.00)	-
-	57,164.00

e) Equity component on guarantee

At the beginning of the year

Less: adjustment in accordance with merger (refer note 37)

As at April 1, 2022 (post merger effect)

Add: additions on account equity created on guarantee fees & ESOP

Add: Tax impact on equity portion of interest free loan

At the end of the year

157.43	70.92
(197.88)	-
(40.45)	-
40.45	-
-	86.51
-	157.43

f) Retained earnings

At the beginning of the year

Add: adjustments on account of merger (refer note 37)

As at April 1, 2022 (post merger effect)

Profit/(Loss) for the year

Equity portion of Compulsory Convertible Debentures (CCD)

Expiry of share options under Employee Stock Option Plans (ESOP) scheme

At the end of the year

(4,580.80)	(5,107.26)
46,560.18	-
41,979.38	-
3,275.45	526.46
5.48	-
28.83	-
45,289.15	(4,580.80)

g) Other comprehensive income

At the beginning of the year

Add: adjustments on account of merger (refer note 37)

Re-measurement of post employment benefit obligation (net of tax) (item of OCI)

At the end of the year

(5.86)	(9.79)
-	-
0.01	3.93
(5.85)	(5.86)

Nature and purpose of reserves

a) Capital reserve

The Company recognises profit or loss on purchase, sale issue or cancellation of the Company's own equity instruments to Capital Reserve.

b) Securities premium

Securities Premium is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with provisions of the Companies Act, 2013.

c) Employee stock options outstanding

The employee stock options based payment reserve is used to recognise the grant date fair value of options issued to employees under Employee Stock Option plan.

d) Retained earnings

The profits of the Company available for distribution as dividend.

e) Other Comprehensive Income

Loss from remeasurement on defined benefit plans.

also refer note 37



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

14 (i) Borrowings

Particulars	(Rs. In Lakhs)	
	As at March 31, 2023	As at March 31, 2022 #
Non-current borrowings		
Term loans (secured)		
From banks	10,218.54	3,793.64
Vehicle loans from Bank (secured)	47.80	31.34
	10,266.34	3,824.98
Less: Amount disclosed under "Short term borrowings" [refer note 16(i)]	534.50	163.10
	9,731.84	3,661.88
Aggregate Secured loans	10,266.34	3,824.98

Vehicle loan :-

Vehicle loans amounting to Rs.47.80 Lakhs (March 31,2022 - Rs. 31.34 Lakhs) are secured by way of hypothecation of respective vehicles. The loans are repayable in 1-3 years. Rate of interest is 7.60% to 9.00% .

Term Loan from Banks :-

- i) The Company has taken secured term loan facility for 4,500 Lakhs loan from ICICI Bank Limited. Out of this facility the company has drawn 3,905 Lakhs till March 31, 2023. Max Towers Private Limited -loan of Rs. 24603.34 Lakhs (March 31, 2022: Rs. 8,213.07 Lakhs) (Sanctioned limit as at March 31, 2023 Rs. 24900.00 Lakhs) from HDFC Bank Limited, Pharmax Corporation Limited -loan of Rs. 4,016.20 Lakhs (March 31, 2022: Rs. 792.57) (Sanctioned limit as at March 31, 2023 and March 31, 2022: Rs.6,500.00 Lakhs and Nil respectively) from IDFC First Bank Limited, Max Square Limited -loan of Rs. 21,998.13 Lakhs (March 31, 2022: Rs. 12,855.95.00) (Sanctioned Limit as at March 31, 2023 and March 31, 2022- Rs. 24,000.00 Lakhs from Axis Bank) and Max 128 Limited -loan of Rs. 14,839.00 Lakhs (March 31, 2022:Nil) (Sanctioned Limit as at March 31, 2023 Rs. 15,000.00 Lakhs from Aditya Birla Finance Bank respectively. The Facility, all interest thereon, costs, charges, expenses and all other monies in respect thereof shall be secured by:

- Exclusive charge by way of equitable mortgage over the Project being developed by the Borrower on the Property;
- Exclusive charge by way of hypothecation on the Scheduled Receivables of the Project and all insurance proceeds, both present and future;
- Exclusive charge by way of hypothecation on the Escrow Accounts of the Project and the DSR Account and all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be);
- Post creation of security, the Project shall provide a security cover of 1.50 times during the entire tenure of the Facility on the outstanding loan amount of facility;
- Bank guarantee of Rs 5,000 Lakhs (March 31, 2022: Rs. 5,000 Lakhs).

Repayment terms:

The repayment of principal amount of facility need to be made in 108 instalments commencing from 1 month from the first drawdown date

also refer note 37



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

Particulars	(Rs. In Lakhs)		
	As at	As at	
	March 31, 2023	March 31, 2022 #	
(ii) Lease liabilities			
Lease liability (refer note 4(ii))	3,488.51	-	
	3,488.51	-	
(iii) Other non current financial liabilities			
Security Deposit received	990.57	762.02	
Deferred Guarantee Income	450.18	22.32	
Deferred Finance Income (Security deposit)	-	67.99	
	1,440.75	852.34	
15. Long term provision			
Provision for employee benefits			
Provision for gratuity (refer note 31)	119.21	56.82	
	119.21	56.82	
16. Current financial liabilities			
(i) Borrowings			
Loan from related party (Unsecured)	6,536.72	2,667.00	
Current maturity of long term borrowings (refer note 14)	534.50	163.10	
	7,071.22	2,830.10	
(ii) Lease liabilities			
Lease liability (refer note 4(ii))	236.66	-	
	236.66	-	
(iii) Trade payables			
Total outstanding dues of micro enterprises and small enterprises*	-	4.63	
Total outstanding dues of creditors other than micro enterprises and small enterprises	977.21	307.96	
	977.21	312.59	
*Details of dues to Micro and Small Enterprises as per MSMED Act, 2006 (Refer Note 42)			
Trade Payables ageing schedule as on 31st March 2023			
		Outstanding for following period	
		Less than 1 year	1-2 years
Particulars	Not due		
(i) MSME	-	-	-
(ii) Others	-	954.66	22.55
(iii) Disputed dues-MSME	-	-	-
(iv) Disputed dues -others	-	-	-
Trade Payables ageing schedule as on 31st March 2022 #			
		Outstanding for following period	
		Less than 1 year	1-2 years
Particulars	Not due		
(i) MSME	-	4.63	-
(ii) Others	-	296.09	11.87
(iii) Disputed dues-MSME	-	-	-
(iv) Disputed dues -others	-	-	-
(iv) Other current financial liabilities			
Interest accrued but not due on borrowings	50.23	13.34	
Security deposits	52.67	74.06	
Deferred Guarantee Income	134.15	17.54	
Deferred Finance Income (Security deposit)	28.85	2.72	
	265.90	107.66	
17. Other current liabilities			
Statutory dues	184.35	89.48	
Others	7.58	-	
Advance from Customers	6.38	254.08	
	198.31	343.56	
18. Provisions			
Provision for employee benefits			
Provision for gratuity (refer note 31(i))	1.11	0.83	
Provision for leave encashment (refer note 31(ii))	196.16	81.92	
	197.27	82.75	

also refer note 37



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023
19. Revenue from operations

	(Rs. In Lakhs)	
Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
Revenue from contracts with customers		
- Sale of constructed properties	1,852.82	2,857.10
- Rental income	717.73	358.48
- Development Management fees/ Others	485.51	685.63
- Income from shared services	1,355.75	-
	4,411.81	3,901.22
Other operating revenues		
Income on loans to subsidiary companies {also refer note 11(vi)}	517.42	-
	517.42	-
Total revenue from operations	4,929.23	3,901.22

Performance obligation

The performance obligation is satisfied upon completion of the services/sale of property.

Refer note 11 for contract balances (trade receivables)

20. Other income

Interest income		
- on security deposits	39.21	-
- on fixed deposits	470.22	227.21
- on Compulsory convertible debentures (CCD's)	987.94	714.20
- on Non convertible debentures (NCD's)	583.77	-
- on unwinding of loan	312.70	-
- on others	149.06	-
Profit on sale of mutual fund	90.67	-
Guarantee fee	82.50	14.72
Liability no longer required written back	-	30.57
Profit on sale of Investment	944.14	14.69
Miscellaneous income	84.00	45.10
Profit on derecognition of Right-of-use assets	135.97	-
Fair value gain on financial instruments at fair value through profit or loss	13.78	-
Provision for doubtful advances written back {also refer note 11(vi)}	1,062.00	-
	4,955.96	1,046.49

21. Cost of material consumed, construction & other related project cost

Inventories at beginning of year	19.66	40.73
Add: adjustment on account of merger (refer note 37)	13.84	-
Add: Purchases	-	-
Construction materials	-	-
Civil construction work	(32.37)	(21.07)
	1.13	19.66
Less: inventory at the end of year	1.13	19.66
Cost of material consumed, construction & other related project cost	-	-

Decrease in inventories of work-in-progress and finished goods

Inventories at end of year		
Finished Goods	-	1,138.84
Work-in-process	186.75	186.75
	186.75	1,325.59
Inventories at beginning of the year		
Finished Goods	1,138.84	2,835.54
Work-in-process	186.75	341.00
Total	1,325.59	3,176.54
Decrease in inventories of work-in-progress and finished goods	1,138.84	1,850.95



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

22. Employee benefits expense

Particulars	(Rs. In Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
Salaries, wages and bonus	1,468.09	497.39
Contribution to provident and other funds	83.31	33.91
Employee stock option scheme (refer note 33)	100.60	39.57
Gratuity expense (refer note 31 (i))	36.93	20.48
Staff welfare expenses	61.80	7.39
	1,750.73	598.73

23. Finance costs

Interest on borrowings	721.42	682.60
Interest on lease (refer note 4(ii))	377.56	-
Bank charges	33.81	43.28
	1,132.79	725.88

24. Depreciation and amortization expense

Depreciation on Investment property & property, plant and equipment (refer note 3)	239.05	141.72
Depreciation of right-of-use assets (refer note 4(ii))	267.57	-
Amortization of intangible assets (refer note 4(i))	7.49	2.75
	514.11	144.47

25. Other expenses

Rent	14.73	0.05
Insurance	41.75	20.45
Rates and taxes	43.79	79.45
Repairs and maintenance	217.64	158.84
Printing and stationery	3.76	0.51
Travelling and conveyance	131.05	18.57
Communication	14.47	2.56
Legal and professional	1,095.10	421.38
Net loss on sale/disposal of fixed assets	-	0.42
Brokerage Expenses	66.22	-
Directors' sitting fees	63.00	-
Membership & Subscription	69.45	24.52
Marketing Expenses	74.22	252.50
Business Promotion	-	36.82
Corporate Social Responsibility (CSR) expenditure	19.79	-
Facility Management Charges	9.03	64.94
Audit fee*	27.89	1.25
Miscellaneous expenses	129.77	18.96
	2,021.66	1,101.22

* Payment to auditor

(a) As auditor:		
Audit fee	27.89	0.75
Other services (Limited review & certification fees)	-	0.50
	27.89	1.25

(b) Details of CSR expenditure*

Gross amount required to be spent by the Company during the year	19.79	-
Amount spent during the year		
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above	19.79	-

c) Details related to spent / unspent obligations:

	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
i) Contribution to public trust	-	-
ii) Contribution to charitable trust	-	-
iii) Unspent amount in relation to:		
- Ongoing project	-	-
- Other than ongoing project	19.79	-

d) Note for other than ongoing project:

In case of Section 135(5) (Other than ongoing project)		
	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
Opening balance		
With Company	-	-
In separate CSR unspent account	-	-
Amount deposited in specified fund of Schedule VII within 6 months	-	-
Amount required to be spent during the year	19.79	-
Amount spent during the year		
From Company's bank A/c	19.79	-
From separate CSR unspent a/c	-	-
Closing balance		
With Company	-	-
In separate CSR unspent account	-	-

There are no ongoing projects for the year ended March 31, 2023 and March 31, 2022.



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

26 Income Tax

The major components of income tax expense for the year ended March 31, 2023 and March 31, 2022 are :

(Rs. In Lakhs)		
Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
(a) Statement of profit and loss :		
Current income tax :		
Current tax	2,050.58	-
Adjustment of current tax related to earlier years	-	-
Sub total (a)	2,050.58	-
Deferred tax :		
Relating to origination and reversal of temporary differences	(1,998.98)	-
Adjustment of deferred tax related to earlier years	-	-
Sub total (b)	(1,998.98)	-
Income tax expense charged in the statement of profit and loss (a+b)	51.59	-
(b) OCI section :		
Deferred tax relating to re-measurement gains on defined benefit plans	-	-
Income tax charged in other comprehensive income	-	-

(c) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2023 and March 31, 2022:

(Rs. In Lakhs)		
Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
Accounting profit before tax	3,327.06	-
Accounting profit before income tax	3,327.06	-
At India's statutory income tax rate of 25.17 % (March 31, 2022: 25.17 %)	837.42	-
Non-Taxable income for tax purposes:		
Guarantee fees	(20.76)	-
Non taxable income for tax purpose	(950.72)	-
Non-deductible expenses for tax purposes:		
Non deductible tax expense	30.30	-
Items taxed at different rate	155.35	-
At the effective income tax rate	51.59	-
Income tax expense reported in the statement of profit and loss	51.59	-
Total tax expense	51.59	-

Deferred tax relates to the following:

(Rs. in Lakhs)		
Particulars	As at March 31, 2023	As at March 31, 2022 #
Deferred tax liabilities		
Accelerated depreciation for tax purposes	-	-
Gross deferred tax liabilities (a)	-	-
Deferred tax assets		
Effect of expenditure debited to the statement of profit and loss in the current year/earlier years but allowed for tax purposes in following years	205.07	86.51
Gross deferred tax assets (b)	205.07	86.51
Deferred tax assets (net) (a-b)	(205.07)	(86.51)
Reconciliation of deferred tax liabilities (net):	205.07	86.51
Particulars	March 31, 2023	March 31, 2022 #
Opening balance as of 1st April	(86.51)	-
Add: adjustments on account of merger (refer note 37)	1,793.45	-
Tax expense during the period recognised in the statement of profit or loss	(1,998.98)	-
Adjustment of deferred tax related to earlier years	0.46	-
Others	86.51	(86.51)
Closing balance	(205.07)	(86.51)

The company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

also refer note 37



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

27 Other comprehensive income

	(Rs. In Lakhs)	
Particulars	For the year ended March 31, 2022	For the year ended March 31, 2022 #
Re-measurement losses on defined benefit plans	0.02	3.93
Income tax effect	(0.01)	-
	0.01	3.93

28 Earning Per Share

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
Basic EPS		
Profit after tax (Rs. in Lakhs)	3,275.45	526.46
Less: dividends on convertible preference shares & tax thereon		
Net profit for calculation of basic EPS	3,275.45	526.46
Weighted average number of equity shares outstanding during the year (Nos.)*	14,70,60,581	7,79,10,000
Basic earnings per share (Rs.)	2.23	0.67
Dilutive EPS		
Profit after tax (Rs. in Lakhs)	3,275.45	526.46
Weighted average number of equity shares outstanding during the year for dilutive earnings per share (Nos.)	14,77,96,024	44,75,50,000
Diluted earnings per share (Rs.)	2.22	0.12

also refer note 37

*Shares pending issuance have been included in the computation of Basic Earning per share as per guidance given in Ind AS 33 'Earnings per share'.



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

29 Other notes to accounts**Investment in subsidiaries**

- (a) These financial statement are separate financial statements prepared in accordance with Ind AS-27" Separate Financial Statements".
(b) The Company's investments in subsidiaries are as under:

Name of the Subsidiary	Country of incorporation	Portion of ownership interest as at March 31, 2023	Portion of ownership interest as at March 31, 2022 (also refer note 37)	Method used to account for the investment
Max Towers Private Limited	India	100%	100%	Refer Note 5
Max Square Limited	India	51%	51%	Refer Note 5
Pharmax Corporation Limited	India	100%	85%	Refer Note 5
Max Asset Services Limited	India	100%	0%	Refer Note 5
Max Estates 128 Private Limited	India	100%	0%	Refer Note 5
Max Estates Gurgaon Limited	India	100%	0%	Refer Note 5
Acreage Builders Private Limited	India	100%	0%	Refer Note 5
Max I. Limited	India	100%	0%	Refer Note 5



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

30 Commitments and contingencies**i) Capital commitments**

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022(also refer note 37)
Estimated amount of contracts remaining to be executed on capital account and not accounted for	34.94	6.82
Less: Capital Advances	-	0.98
Net Commitment	34.94	5.84

ii) Contingent liabilities

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022(also refer note 37)
Bank Guarantee	5,000.00	5,000.00
Uttarakhand VAT case	21.24	21.24

iii) Financial guarantee

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022(also refer note 37)
Guarantees to banks against credit facilities extended to group companies	65,456.67	21,861.52

Guarantee given by the Company on behalf of its subsidiary and step down subsidiaries, Max Towers Private Limited -loan of Rs. 24,603.34 Lakhs (March 31, 2022: Rs. 8,213.07 Lakhs) (Sanctioned limit as at March 31, 2023 Rs. 24,900.00 Lakhs) from HDFC Bank Limited, Pharmax Corporation Limited -loan of Rs. 4,016.20 Lakhs (March 31, 2022: Rs. 792.57 Lakhs) (Sanctioned limit as at March 31, 2023, and March 31, 2022: Rs.6,500.00 Lakhs and Nil respectively) from IDFC First Bank Limited, Max Square Limited - loan of Rs. 21,998.13 Lakhs (March 31, 2022: Rs. 12,855.95.00) (Sanctioned Limit as at March 31, 2023 and March 31, 2022- Rs. 24,000.00 Lakhs from Axis Bank) and Max 128 Limited -loan of Rs. 14,839.00 Lakhs (March 31, 2022: Nil) (Sanctioned Limit as at March 31, 2023 Rs. 15,000.00 Lakhs, March 31, 2022: Nil from Aditya Birla Finance Bank respectively.



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023
31 (i) Gratuity

The Company has a defined benefit gratuity plan. Under Gratuity Plan, every employee who has completed five years or more of service gets a gratuity on departure at 15 days of last drawn salary for each completed year of service.

The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the member's length of service and salary at retirement age.

Description of Risk exposures

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such company is exposed to various risks as follow:

i) **Salary Increases**- Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.

ii) **Discount Rate** : Reduction in discount rate in subsequent valuations can increase the plan's liability.

iii) **Mortality & disability** – Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.

The following tables summarise the components of net benefit expense recognised in the statement of profit or loss and the funded status and amounts recognised in the balance sheet for the respective plans:

		(Rs. in Lakhs)	
	Particulars	As at March 31, 2023	As at March 31, 2022 #
a)	Reconciliation of opening and closing balances of defined benefit obligation		
	Defined benefit obligation at the beginning of the year	57.65	43.09
	Add: adjustments on account of merger (refer note 37)	40.55	-
	As at April 1, 2022 (post merger effect)	98.20	-
	Interest expense	7.13	2.92
	Current service cost	29.80	17.56
	Benefit paid	(21.59)	(1.99)
	Acquisition adjustment	-	-
	Remeasurement of (Gain)/loss in other comprehensive income	-	-
	Actuarial changes arising from changes in demographic assumptions	6.98	-
	Actuarial changes arising from changes in financial assumptions	-	-
	Actuarial changes arising from changes in experience adjustments	(0.01)	(3.93)
	Defined benefit obligation at year end	120.50	57.65
b)	Reconciliation of opening and closing balances of fair value of plan assets		
	Fair value of plan assets at beginning of the year	-	-
	Expected return on plan assets	-	-
	Employer contribution	-	-
	Remeasurement of (Gain)/loss in other comprehensive income	-	-
	Fair value of plan assets at year end	-	-
c)	Net defined benefit asset/ (liability) recognized in the balance sheet		
	Fair value of plan assets	-	-
	Present value of defined benefit obligation	120.50	57.65
	Amount recognized in balance sheet- liability	120.50	57.65
d)	Net defined benefit expense (recognized in the statement of profit and loss for the year)		
	Current service cost	29.80	17.56
	Interest cost on benefit obligation	7.13	2.92
	Net defined benefit expense debited to statement of profit and loss	36.93	20.48
e)	Remeasurement (gain)/loss recognized in other comprehensive income		
	Actuarial changes arising from changes in financial assumptions	-	-
	Actuarial changes arising from changes in experience adjustments	(0.01)	(3.93)
	Recognised in other comprehensive income	(0.01)	(3.93)
f)	Broad categories of plan assets as a percentage of total assets		
	Insurer managed funds	0%	0%

	Assumption particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
g)	Principal assumptions used in determining defined benefit obligation		
	Discount rate	7.26%	7.26%
	Salary escalation rate	10.00%	10.00%
	Mortality Rate (% of IALM 12-14)	100.00%	100.00%

	Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
h)	Quantitative sensitivity analysis for significant assumptions is as below:		
	Increase / (decrease) on present value of defined benefits obligations at the end of the year		
	Discount rate		
	Increase by 0.50%	(8.53)	(4.11)
	Decrease by 0.50%	9.41	4.54
	Salary growth rate		
	Increase by 0.50%	6.83	4.40
	Decrease by 0.50%	(6.21)	(4.03)
	Attrition rate		
	Increase by 0.50%	-	-
	Decrease by 0.50%	-	-

i) The average duration of the defined benefit plan obligation at the end of the reporting year is 18.91 Years (March 31, 2022 : 15.97 years)

j) The estimates of rate of escalation in salary considered in actuarial valuation are after taking into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is as certified by the Actuary.

k) Discount rate is based on the prevailing market yields of Indian Government securities as at the balance sheet date for the estimated term of the obligations.

l) The sensitivity analysis above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting year.

31 (ii) Leave Encashment (unfunded)

The Company recognises the leave encashment expenses in the Statement of Profit & Loss based on actuarial valuation.

The expenses recognised in the Statement of Profit & Loss and the Leave encashment liability at the beginning and at the end of the year :

	Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
	Liability at the beginning of the year	81.92	78.57
	Benefits paid during the year	(12.80)	(3.53)
	Provided during the year	127.10	6.88
	Liability at the end of the year	196.22	81.92

also refer note 37



Max Estates Limited**Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023**

32 The Code on Social Security, 2020 ('Code') relating to employee benefits received Presidential assent in September 2020. However, effective date and the final rules/interpretation have not yet been notified/issued. The Company is in the process of assessing the impact of the Code and will recognize the impact, if any, based on its effective date.

33 Employee Stock Option Plan**Employee Stock Option Plan – 2016 ("the 2016 Plan"):**

The Max Ventures and Industries Limited had constituted an Employee Stock Option Plan - 2016 which had been approved by the Board in the meeting held on 9th August 2016 and by shareholders of Max Ventures and Industries Limited in its annual general meeting held on September 27, 2016.

The details of activity under the scheme are summarized below:

Particulars	As at March 31, 2023		As at March 31, 2022 #	
	Number of options	Weighted Average exercise price (Rs.)	Number of options	Weighted Average exercise price (Rs.)
Outstanding at the start of the year	-	-	-	-
Add- Adjustment on account of merger (refer note 37)	8,29,156	17.83	-	-
Outstanding at the start of the year (post merger effect)	8,29,156	17.83	-	-
Options granted during the year	2,97,538	53.87	-	-
Forfeited during the year	75,740	12.90	-	-
Exercised during the year	1,56,978	15.84	-	-
Outstanding at the end	8,93,976	30.59	-	-
Exercisable at the end	88,962	13.99	-	-

For options exercised during the year, the weighted average share price at the exercise date was Rs.15.84 per share. (March 31, 2022 #: Nil)

The weighted average remaining contractual life for the stock options outstanding as at March 31, 2023 and March 31, 2022 are as follows:

Date of grant	As at March 31, 2023		As at March 31, 2022 #	
	Number of options	Weighted average remaining life in years	Number of options	Weighted average remaining life in years
04-06-2020 (Grant Type III)	4,87,528	1.17	-	-
02-07-2021 (Grant Type IV)	96,231	2.17	-	-
02-07-2021 (Grant Type V)	12,679	2.17	-	-
25-07-2022 (Grant Type VI)	2,85,299	3.32	-	-
08-11-2022 (Grant Type VII)	12,239	3.61	-	-

The Company has constituted an Employee Stock Option Plan - 2016 which have been approved by the Board in the meeting held on 9th August 2016 and by shareholders of the Company in its annual general meeting held on September 27, 2016 based on similar terms and conditions to the relevant ESOP plan of MFSL. During the year ended March 31, 2023, 1,56,978 (March 31, 2022 #: Nil) number of stock options were exercised by the aforesaid option holders. The 2016 Plan provides for grant of stock options aggregating not more than 5% of number of issued equity shares of the Company to eligible employees of the Company. Further, the Company extended the ESOP plan to directors and employees of its subsidiaries by obtaining approval of the shareholders in its annual general meeting held on September 24, 2019. The 2016 Plan is administered by the Nomination and Remuneration Committee constituted by the Board of Directors.

The 2016 Plan gives an option to the employee to purchase the share at a price determined by Nomination and Remuneration committee (NRC) subject to minimum par value of shares (Rs. 10/-). The Company has valued Employee Stock Option outstanding as at year end presuming all the employees will exercise their option in favor of equity settlement based on trend.

Upon the coming into effect of the Scheme, the Transferee Company shall take necessary steps to formulate stock option schemes by adopting the MVIL ESOP Plan of the Transferor Company. All stock options under the MVIL ESOP Plan which have not been granted as of the Effective Date, shall lapse automatically without any further act, instrument or deed by the Transferor Company, the employee or the Transferee Company and without any approval or acknowledgement of any third party. In respect of the stock options granted by the Transferor Company under the MVIL ESOP Plan to the employees of the Transferor Company who are proposed to be transferred as part of this Scheme to the Transferee Company, which have been granted (whether vested or not) but have not been exercised as on the Record Date ("Eligible Employees"), the Transferee Company shall grant 1 (one) employee stock options of Transferee Company under a new employee stock option scheme created by the Transferee Company in lieu of every 1 (one) stock option (whether vested or unvested) held by such Eligible Employees under the MVIL ESOP Plan in accordance with the Amalgamation Share Entitlement Ratio mentioned in the Scheme (i.e. 1:1) and the existing stock options held by them under the MVIL ESOP Plan shall stand cancelled. The terms and conditions of the new stock option plan of the Transferee Company shall not be less favourable than those provided under the MVIL ESOP Plan.

also refer note 37



Max Estates Limited**Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023****34 Provident Fund**

The Company is participating in a provident fund trust "Max Financial Services Limited Employees Provident Trust Fund" which is a common fund for Max India Limited and its affiliates, which is managed by Max Financial Services Limited. The provident fund trust requires that interest shortfall shall be met by the employer, accordingly it has been considered as a defined benefit plan as per Ind AS-19.

The interest rate payable to the members of the Trust shall not be lower than the statutory rate of interest declared by the Central government under the Employees' Provident Funds and Miscellaneous Provisions Act, 1952, and shortfall, if any, shall be made good by the Company.

The Actuarial Society of India has issued the final guidance for measurement of provident fund liabilities. The actuary has accordingly provided a valuation for "Max Financial Services Limited Employees Provident Trust Fund" which is a common fund for Max Financial Services Limited and its affiliates based on assumptions provided below.

The details of fund and plan asset position as at March 31, 2023 and March 31, 2022 as per the actuarial valuation of active members are as follows:

Particulars	(Rs. In Lakhs)	
	As at March 31, 2023	As at March 31, 2022 (also refer note 37)
Plan assets at year end at fair value	701.64	-
Present value of defined benefit obligation at period/year end	697.96	-
Surplus as per actuarial certificate	4.10	-
Shortfall recognized in balance sheet	-	-
Active members as at year end (Nos.)	8	

Assumptions used in determining the present value obligation of the interest rate guarantee under the deterministic approach:

	As at March 31, 2023	As at March 31, 2022 (also refer note 37)
Discount rate	7.20%	0.00%
Yield on existing funds	8.15%	0.00%
Expected guaranteed interest rate	8.15%	0.00%

Contribution to Defined benefit Plan, recognized as expense for the year is as under:

	(in Rs. Lakhs)	
	As at March 31, 2023	As at March 31, 2022 (also refer note 37)
Employer's Contribution towards Provident Fund (PF)	33.52	-
	33.52	-

35 Segment information

As the Company's business activity primarily falls within a single business and geographical segment, thus there are no additional disclosures to be provided under Ind AS 108 - "Operating Segment". The management considers that having investments in various subsidiaries and providing shared services to group companies constitutes single business segment, since the risk and reward from these services are not different from one another. The Company has 2 major customers contributing to 10% or more of total amount of revenue- Rs. 1,159.44 Lakhs (March 31, 2022: Rs. 1,178.40 Lakhs).

Non - current operating assets

The company has non- current operating assets within India only. Hence, separate figures for domestic as well as overseas market are not required to be furnished.

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A. Fair Value of Financial instruments

The comparison of carrying value and fair value of financial instruments by categories that are not measured at fair value are as follows:

Category	Carrying Value		Fair Value	
	March 31, 2023	March 31, 2022 #	March 31, 2023	March 31, 2022 #
1) Financial asset at amortized cost				
Non Current				
Loans	4,582.58	1,492.54	4,582.58	1,492.54
Investments	1,00,508.72	50,003.88	1,00,508.72	50,003.88
Current				
Loans	17,375.14	3,089.57	17,375.14	3,089.57
Other financial assets	604.81	201.41	604.81	201.41
Trade receivables	394.02	162.94	394.02	162.94
Cash and cash equivalents	1,545.40	3,360.57	1,545.40	3,360.57
2) Financial liabilities at amortized cost				
Non Current				
Borrowings	9,731.84	3,661.88	9,731.84	3,661.88
Current				
Borrowings	7,071.22	2,830.10	7,071.22	2,830.10
Other financial liabilities	265.90	107.66	265.90	107.66
Trade payables	977.21	312.59	977.21	312.59

Investment in equity shares of subsidiaries are measured at cost as per Ind AS 27- "Separate Financial Statements" and are not required to be disclosed here.

The management assessed that carrying value of trade receivables, cash and cash equivalents, other bank balances, loans and advances to related parties, interest receivable, trade payables, capital creditors are considered to be the same as their fair values, due to their short term nature.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Long Term Fixed-rate borrowings are evaluated by the Company based on parameters such as interest rates, specific country risk factors, individual creditworthiness of the customer and the risk characteristics of the financed project. Based on this evaluation, allowances are taken into account for the expected credit losses of these receivables.

The fair value of non - current investment, loans taken, other financial assets and other financial liabilities are estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities. The valuation requires management to use observable inputs in the model, of which the significant observable inputs is the market rate of interest of 9.5%-11%. Management regularly assesses a range of reasonably possible alternatives for those significant observable inputs and determines their impact on the total fair value.



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

B. Fair value hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities

Level 2: other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data

(i) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2023

Particulars	Carrying value March 31, 2023	Fair value		
		Level 1	Level 2	Level 3
Non-Current				
Investments	1,00,508.72	-	-	1,00,508.72
Current				
Loans	17,375.14	-	-	17,375.14
Other financial assets	604.81	604.81	-	-
Trade receivables	394.02	-	-	394.02
Cash and cash equivalents	1,545.40	-	-	1,545.40

(ii) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2022

Particulars	Carrying value March 31, 2022 #	Fair value		
		Level 1	Level 2	Level 3
Loans	3,089.57	-	3,089.57	-
Other financial assets	201.41	-	-	201.41
Trade receivables	162.94	-	-	162.94
Cash and cash equivalents	3,360.57	-	-	3,360.57
Investments	50,003.88	-	-	50,003.88

(iii) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2023

Particulars	Carrying value March 31, 2023	Fair value		
		Level 1	Level 2	Level 3
Non Current				
Borrowings	9,731.84	-	9,731.84	-
Current				
Borrowings	7,071.22	-	-	7,071.22
Other financial liabilities	265.90	-	-	265.90
Trade payables	977.21	-	-	977.21

(iv) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2022

Particulars	Carrying value March 31, 2022 #	Fair value		
		Level 1	Level 2	Level 3
Non Current				
Borrowings	3,661.88	-	3,661.88	-
Current				
Borrowings	2,830.10	-	-	2,830.10
Other financial liabilities	107.66	-	-	107.66
Trade payables	312.59	-	-	312.59

also refer note 37



36A Financial risk management objectives and policies

The Company's has instituted an overall risk management programme which also focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Corporate Finance department, evaluates financial risks in close co-operation with the various stakeholders.

The Company is exposed to capital risk, market risk, credit risk and liquidity risk. These risks are managed pro-actively by the Senior Management of the Company, duly supported by various Groups and Committees.

a) Capital risk

The Company's objective when managing capital is to safeguard its ability to continue as a going concern in order to provide returns to its shareholders and benefits for other stakeholders and to provide for

b) Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company employees prudent liquidity risk management practices which inter alia means maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities. Given the nature of the underlying businesses, the corporate finance maintains flexibility in funding by maintaining availability under committed credit lines and this way liquidity risk is mitigated by the availability of funds to cover future commitments. Cash flow forecasts are prepared not only for the entities but the Group as a whole and the utilized borrowing facilities are monitored on a daily basis and there is adequate focus on good management practices whereby the collections are managed efficiently. The Company while borrowing funds for large capital project, negotiates the repayment schedule in such a manner that these match with the generation of cash on such investment. Longer term cash flow forecasts are updated from time to time and reviewed by the Investment and Performance Review Committee of the Board.

The table below represents the maturity profile of Company's financial liabilities at the end of March 31, 2023 and March 31, 2022# based on contractual undiscounted payments :-

March 31, 2022 #	0-1 Years	1-5 Years	More than 5 Years	Total
Interest bearing borrowings	2,830.10	3,661.88	-	6,491.98
Trade payable	312.59	-	-	312.59
Other financial liabilities	960.00	-	-	960.00
% to Total	54.77%	45.23%	0.00%	100.00%
March 31, 2023				
Interest bearing borrowings	7,071.22	9,731.84	-	16,803.06
Trade payable	977.21	-	-	977.21
Other financial liabilities	1,706.65	-	-	1,706.65
% to Total	54.77%	45.23%	0.00%	100.00%

c) Credit risk

Credit Risk is the risk that the counter party will not meet its obligation under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

(i) Trade receivables

Customer credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Management evaluate credit risk relating to customers on an ongoing basis. Receivable control management Department assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. The Company provides credit to individuals on exceptional basis only. An impairment analysis is performed at each reporting date on an individual basis.

Trade receivables

Particulars	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022 #
Neither past due or impaired	-	-
0 to 180 days due past due date	365.70	146.64
More than 180 days due past due date	28.32	16.30
Total trade receivables	394.02	162.94

(ii) Financial instruments and cash deposit

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made in bank deposits and other risk free securities. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through counter party's potential failure to make payments. Credit limits of all authorities are reviewed by the management on regular basis. All balances with banks and financial institutions is subject to low credit risk due to good credit ratings assigned to the Company.

The Company's maximum exposure to credit risk for the components of the balance sheet at March 31, 2023 and March 31, 2022# is the carrying amounts as illustrated in note 11 and the liquidity table above.

d) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprises three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity price risk. Financial instruments affected by market risks include loans and borrowings, deposits, investments and foreign currency receivables and payables. The sensitivity analyses in the following sections relate to the position as at March 31, 2023 and March 31, 2022. The analyses exclude the impact of movements in market variables on; the carrying values of gratuity and other post-retirement obligations; provisions; and the non-financial assets and liabilities. The sensitivity of the relevant Profit and Loss item is the effect of the assumed changes in the respective market risks. This is based on the financial assets and financial liabilities held as of March 31, 2023.

(i) Interest rate risk

Interest rate is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long term debt obligation at fixed interest rate.

Period	(Rs. in Lakhs)	
	Increase/decrease in interest rate	Impact on profit before tax
March 31, 2023	0.50%	84.02
March 31, 2022 #	0.50%	32.46

(j) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue, expense or capital expenditure is denominated in foreign currency). Foreign currency exchange rate exposure is partly balanced by purchasing of goods in foreign currency. The Company evaluates exchange rate exposure arising from foreign currency transactions and follows established risk management policies.

The Company does not have any material foreign currency risk as at March 31, 2023 and March 31, 2022 #.

also refer note 37



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

37 Business Combination

The Composite Scheme of Amalgamation and Arrangement ('Scheme') amongst Max Ventures and Industries Limited ('Transferor Company') and Max Estates Limited ('Company' or 'Transferee Company') and their respective shareholders and Creditors was filed during the year under the provisions of Section 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 and Rules made thereunder. The Hon'ble National Company Law Tribunal, Chandigarh Bench ('Hon'ble NCLT') vide its order dated July 03, 2023 approved the aforesaid Scheme. As per the Scheme, the merger of Transferor Company into Company has been accounted with effect from April 01, 2022 ('Appointed Date') to comply with the accounting treatment prescribed in the Scheme, which is in compliance with the MCA general circular no. 09/2019 dated August 21, 2019.

Being a common control business combination, Ind AS 103 Business Combinations requires the Company to account for business combination from the combination date (i.e., the date on which control has been transferred) or the earliest date presented in the financial statements, whichever is later.

Therefore, the comparative financial information for previous year ended March 31, 2022 has not been restated since the scheme of merger approved by the NCLT prevails over the applicable accounting requirements.

The impact of the scheme in these Ind AS financial statements is given below:

(a) All assets, liabilities and reserves of the transferor company have been recorded in the books of account of the Company at their existing carrying amounts and in the same form.

(b) To the extent that there are inter-company loans, advances, deposits, balances or other obligations as between the transferor Company and the Company, have been eliminated.

(c) Upon the coming into effect of this Scheme and in consideration of the transfer, 1 (one) equity shares of the face value of INR 10 each fully paid-up of the Company are required to be issued against every 1 (one) equity shares of INR 10 each fully paid-up held by the shareholders of the transferor company. Consequent to this, the Company shall issue 146,946,000 equity shares of INR 10 each fully paid-up for 146,946,000 equity shares of INR 10 each fully paid-up of the transferor company.

These shares have been disclosed as 'Share capital pending issuance' as at March 31, 2023 and as at April 01, 2022. These shares have been issued subsequent to the year ended March 31, 2023.

(d) The balance of assets and liabilities transferred from the transferor company as on April 01, 2022 are as follows:

Particulars	Amounts in Rs. Lakhs		
	As at March 31, 2022	Inter company Elimination	As at April 01, 2022
1 Non Current Assets			
Property, Plant and Equipment	509.44		509.44
Intangible assets	0.84		0.84
Right of Use assets	2,482.66		2,482.66
Investments	82,017.31	(65,057.26)	16,960.05
Other Financial asset	99.99		99.99
Non-Current Tax assets	258.83		258.83
2 Current Assets			
Trade receivable	180.11		180.11
Investments	3,391.14		3,391.14
Cash & cash equivalents	153.65		153.65
Bank balances	37,732.62		37,732.62
Loans	3,975.96	(2,667.00)	1,308.96
Other financial asset	308.19		308.19
Other current asset	95.84		95.84
Total assets (A)	1,31,206.58	(67,724.26)	63,482.32
3 Non Current Liabilities			
Lease liabilities	2,705.14		2,705.14
Other financial liabilities	20.00		20.00
Long term provision	39.95		39.95
Other non current liability	106.87		106.87
Deferred tax liabilities (net)	1,793.92		1,793.92
4 Current Liabilities			
Lease liabilities	133.40		133.40
Trade payable	869.96		869.96
Other financial liability	3.36		3.36
Other current liability	265.65		265.65
Short term provision	113.35		113.35
Total Liabilities (B)	6,051.60	-	6,051.60
5 Retained Earnings and Other Equity in same form (C)			
Capital reserve	13,042.52		13,042.52
Security premium account	50,086.74		50,086.74
Employee stock options outstanding	159.88		159.88
Retained earnings	47,171.18		47,171.18
Total (C)	1,10,460.32	-	1,10,460.32
Total Liabilities and equity (B) + (C) = (D)	1,16,511.92	-	1,16,511.92
Net Assets /Liabilities (A) - (D) = (E)	14,694.66	(67,724.26)	(53,029.60)
Extinguishment of inter company liabilities/equity of the Company on account of merger			
- Share capital	-	7,791.00	7,791.00
- Compulsory Convertible Debentures (CCD)	-	57,266.26	57,266.26
- Short term borrowings	-	2,667.00	2,667.00
Total (F)	-	67,724.26	67,724.26
Equity to be issued to shareholders of Transferor Company (G) = (E) - (F)	14,694.66	-	14,694.66
Amount debited to capital reserve (H) = (E) + (F) - (G)	-	-	-

In addition to the above, the merger also requires the Company to file combined income tax return for the year ended March 31, 2023. Consequently, tax liability on combined basis has been recomputed by the Company, resulting in lower tax liability of ~Rs. 149 lakhs for the year ended March 31, 2023.



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

38 Related party disclosures

Names of related parties where control exists irrespective of whether transactions have taken place or not	
Subsidiary companies	Pharmax Corporation Limited Max Square Limited Max I. Limited Max Asset Services Limited Max Towers Private Limited Max Estates 128 Private Private Limited (wef June 17, 2022) Max Estates Gurgaon Limited (wef September 05, 2022) Acreage Builders Private Limited (wef October 27, 2022)
Names of other related parties with whom transactions have taken place during the year	
Key management personnel	Mr. Sahil Vachani (Managing Director and CEO) Mr. Dinesh Kumar Mittal Mr. Nitin Kumar Kansal (Chief Financial Officer) Mr. Saket Gupta (upto January 31, 2022)
Other Non-Executive/ Independent Directors	Mr. Analjit Singh (Director) Mr. Mohit Talwar Mr. K. Narasimha Murthy Mr. Niten Malhan (w.e.f. November 8, 2019) Mr. Ashok Brijmohan Kacker (upto November 8, 2020) Ms. Gauri Padmanabhan
Relatives of Key Management personnel	Mr. Veer Singh (Son of Mr. Analjit Singh - Director)
Entities controlled or jointly controlled by person or entities where person has significantly influence	Max Ventures Private Limited Piveta Estates Private Limited Siva Realty Ventures Private Limited New Delhi House Services Limited Vana Enterprises Limited Four Season Foundation Lake View Enterprises Max Life Insurance Company Limited Siva Enterprises Private Limited Pharmax Corporation Limited Max India Limited SKA Diagnostic Private Limited Antara Purukul Senior Living Limited Riga Foods LLP Max Financial Services Limited Max UK Limited
Employee benefit Trust	Max Financial Services Limited Employees' Provident Fund Trust

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39 (a) Details of transactions and balance outstandings with related parties

S.No	Nature of transaction	Particulars	(Rs. In Lakhs)	
			For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
1	Reimbursement of expenses (Received from)	Max Towers Private Limited (Expenses)	-	13.61
		Max Towers Private Limited (Shared Service)	45.20	63.36
		Acreage Builders Private Limited	100.99	-
		Max Asset Services Limited	14.80	22.24
		Pharmax Corporation Limited	73.46	267.86
		Max Square Limited	13.64	5.29
		Max I Limited	7.87	-
		Max Towers Private Limited	0.04	-
		Max Estates 128 Private Limited	0.04	-
		Pharmax Corporation Limited	0.07	-
		Total	256.10	372.36
2	Reimbursement of expenses (Paid to)	Max Ventures and Industries Limited	-	7.63
		Max Life Insurance Co. Limited	4.07	2.43
		Max Towers Private Limited	-	2.06
		Max Estates 128 Private Limited	406.70	-
		Saket Gupta	-	0.01
		Rise Foods LLP	5.62	-
		Nitin Kumar	0.13	-
		Rishira	5.10	0.99
		Max Life Insurance Company Limited	6.27	-
		Antara Parukul Senior Living Limited	8.85	-
		Total	436.74	13.12
3	Income from shared services	Max Asset Services Limited	101.50	-
		Max I Limited	6.95	-
		Pharmax Corporation Limited	66.72	-
		Max Estates 128 Private Limited	77.66	-
		Acreage Builders Private Limited	71.30	-
		Max Square Limited	350.00	-
		Total	674.16	-
4	Shared services expenses	Max India Limited	50.00	-
		Total	50.00	-
5	Interest income from loans to subsidiary companies	Max I Limited	49.44	-
		Max Asset Services Limited	464.03	-
		Total	513.47	-
6	Repair & Maintenance	New Delhi House Services Limited	44.35	-
		Delhi Guest House Private Limited	17.95	-
		Max Asset Services Limited	28.27	-
		Total	90.57	-
7	Lease payments	Max Life Insurance Company Limited	447.78	-
		Delhi Guest House Private Limited	60.00	-
		SKA Diagnostics Private Limited	37.44	-
		Total	545.22	-
8	Contribution to Provident Fund Trust	Max financial services limited Employees' Provident Fund Trust	65.38	-
		Total	65.38	-
9	Directors' sitting fees	Analit Singh	6.00	-
		K.N Murthy	11.00	-
		D.K Mittal	19.00	-
		Gauri Padmanabhan	10.00	-
		Niten Malhan	17.00	-
		Total	63.00	-
10	Security deposit received	Pharmax Corporation Limited	40.00	40.00
		Total	40.00	40.00
11	Security deposit paid	Max Life Insurance Company Limited	76.41	-
		Total	76.41	-
12	Performance guarantee received	Max Asset Services Limited	-	43.34
		Total	-	43.34
13	Rent received	Max Asset Services Limited	89.74	77.50
		Total	89.74	77.50
14	Interest on unsecured loan (paid to)	Max Ventures and Industries Limited	-	268.65
		Total	-	268.65
15	Key managerial remuneration - short term employment benefits	Sahil Vachani	160.43	-
		Nitin Kumar Kansal	80.99	-
		Ankit Jain	17.49	-
		Total	258.91	-
16	Key managerial remuneration - post employment benefits	Sahil Vachani	9.37	-
		Nitin Kumar Kansal	5.60	-
		Ankit Jain	1.05	-
		Total	16.02	-
17	Investment made	Max Square Limited- deemed equity	33.64	-
		Max Asset Services Limited- deemed equity	4.07	-
		Pharmax Corporation Limited- deemed equity	8.56	-
		Total	46.27	-
18	Loan taken	Max Ventures and Industries Limited	-	892.00
		Max Estates 128 Private Limited	6,425.85	892.00
		Total	6,425.85	892.00
19	Loan repayment	Max Asset Services Limited	-	1,485.00
		Total	-	1,485.00
20	Brokerage income	Tripathi Estates Private Limited	-	50.11
		Analit Singh	-	58.48
		Analit Singh HUF	-	10.15
		Total	-	118.74
21	Interest received on Compulsory Convertible Debentures	Max Square Limited	1,390.78	714.20
		Total	1,390.78	714.20
22	Project management consultancy (rendered to)	Max India Limited	-	20.00
		Total	-	20.00
23	Guarantee fees	Max Ventures and Industries Limited	-	4.12
		Pharmax Corporation Limited	5.40	4.28
		Max Square Limited	30.06	14.56
		Max Towers Private Limited	10.35	-
		Max Square Limited	30.06	-
		Max Estates 128 Private Limited	6.63	-
		Total	82.50	22.96
24	Loan repayment received	Max Towers Private Limited	1,641.24	1,009.96
		Pharmax Corporation Limited	240.60	369.21
		Max Asset Services Limited	585.00	-
		Max I Limited	75.00	-
		Total	3,241.84	1,779.17
25	Developer's manager fee income	Max Square Limited	485.51	362.29
		Total	485.51	362.29
26	Shared Services charges (paid to)	Max Ventures and Industries Limited	-	39.51
		Total	-	39.51
27	Management fee (included in legal and professional expenses)	Analit Singh	225.00	-
		Total	225.00	-
28	Expenditure on corporate social responsibility	Max India Foundation	20.00	-
		Total	20.00	-
29	Rent paid	Max Asset Services Limited	3.20	-
		Total	3.20	-
30	Loan given	Max Estates Gurjeon Limited	5,176.00	-
		Max Asset Services Limited	730.00	-
		Max I Limited	74.00	-
		Pharmax Corporation Limited	1,867.80	2,390.00
		Max Towers Private Limited	2,314.28	1,102.02
		Total	10,162.08	3,492.02

* The remuneration to the key managerial personal does not include the provisions made for gratuity and leave benefits, as they are determined on an actuarial basis for the Company as a whole.



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

38 (b) Balances outstanding at year end

S.No	Nature of transaction	Particulars	(Rs. In Lakhs)	
			As at March 31, 2023	As at March 31, 2022 (also refer note 37)
1	Statutory dues payable	Max Financial services Limited Employees' Provident Fund Trust	4.95	-
		Total	4.95	-
2	Trade Receivables	Max Ventures Private Limited	3.19	-
		Max Asset Services Limited	16.48	-
		Piveta Estates Private Limited	6.29	-
		Acreage Builders Private Limited	71.29	-
		Max Towers Private Limited	-	18.19
		The Unstuffy Hotel Co Limited	-	13.02
		Max Learning Ventures Limited	-	3.01
		Max India Limited	-	23.60
		Max Square Limited	1.16	-
		Trophy Estates Private Limited	-	45.24
		Analjit Singh HUF	-	9.17
		Mr. Analjit Singh	-	52.80
		Total	98.41	165.04
3	Advance to party	Max India Foundation	5.00	-
		SKA Diagnostic Private Limited	0.25	-
		Total	5.25	-
4	Interest Accrued on Corporate Deposit Receivable	Max Asset Services Limited	356.32	-
		Max I Limited	0.08	-
		Total	356.40	-
6	Provision made against above	Max Asset Services Limited	-	-
		Total	-	-
5	Trade payables and Capital Creditors	Antara Purukul Senior Living Limited	(0.36)	0.36
		Max Asset Services Limited	6.69	1.85
		Rishiraj	(2.50)	-
		Pharmax Corporation Limited	-	3.93
		Max Square Limited	-	3.29
		Total	3.83	9.42
6	Other receivables	Max Asset Services Limited	5.11	-
		Max Ventures Private Limited	5.46	-
		Piveta Estates Private Limited	2.83	-
		Max Towers Private Limited	20.00	-
		Max Life Insurance Co. Limited	1.70	0.01
		Acreage Builders Private Limited	218.72	-
		Max Estates 128 Private Limited	406.70	-
		Pharmax Corporation Limited	17.07	17.07
		Max Square Limited	16.48	16.81
		Max I Limited	2.54	-
		Total	696.61	33.89
7	Loan	Max Towers Private Limited	860.59	187.55
		Max Estates 128 Private Limited	5,176.00	-
		Pharmax Corporation Limited	3,997.92	3,159.22
		Max Asset Services Limited	1,992.26	-
		Max I Limited	522.70	-
		Total	12,549.47	3,346.77
8	Investment in Debentures	Max Asset Services Limited	2,214.00	-
		Max I Limited - deemed equity	2,052.55	-
		Max I Limited	54.40	-
		Max Square Limited - deemed equity	150.61	-
		Max Asset Services Limited - deemed equity	13.02	-
		Max Towers Private Limited - deemed equity	17.71	-
		Max Estates 128 Private Limited - deemed equity	57.82	-
		Max Towers Private Limited - deemed equity	340.95	-
		Total	4,901.06	-
9	Trade payables and capital creditors	Max Financial services Limited Employees	31.77	-
		Max India Limited	50.00	-
		Total	81.77	-
10	Security deposit made	Max Asset Services Limited	21.90	-
		Max Life Insurance Co. Limited	244.30	-
		Delhi Guest House Limited	15.00	-
		SKA Diagnostic Private Limited	9.37	-
		Total	290.57	-
11	Investment outstanding	Max Towers Private Limited	6,506.00	6,506.00
		Max Square Limited	3,571.00	3,571.00
		Pharmax Corporation Limited	6,073.05	6,073.05
		Total	16,150.05	16,150.05
12	Compulsorily convertible debentures	Max Towers Private Limited	26,020.00	26,020.00
		Max Square Limited	3,571.00	3,571.00
		Total	29,591.00	29,591.00
13	Guarantee fees	Pharmax Corporation Limited	91.81	28.48
		Total	91.81	28.48
14	Compulsorily convertible preference shares	Pharmax Corporation Limited	3,900.00	3,900.00
		Total	3,900.00	3,900.00
15	Security deposit (Received)	Max Asset Services Limited	59.66	59.66
		Total	59.66	59.66
16	Interest accrued on CCD	Max Square Limited	1,328.07	1,328.07
		Total	1,328.07	1,328.07
17	Guarantee fees receivable	Max Square Limited	68.92	38.54
		Total	68.92	38.54
18	Loan Outstanding	Max Estates 128 Private Limited	5,176.00	-
		Total	5,176.00	-

Terms and conditions of transactions with related parties

a) The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

39 Disclosure required under Section 186 (4) of the Companies Act, 2013.

(a) Particulars of Loans given:

Sr. No	Name of the Loanee						Purpose
		Opening Balance as on March 31, 2022 #	Merger Adjustment	As at April 1, 2022 (post merger effect)	Loan given	Loan repaid	
						(Rs. in Lakhs)	
						Closing Balance as on March 31, 2023	
1	Max Towers Private limited	187.55	-	187.55	1,037.45	365.00	860.00 Operational Cash Flow requirement
2	Max Asset Services Limited	-	1,847.26	1,847.26	730.00	585.00	1,992.26 Operational Cash Flow requirement
3	Max I. Limited	-	523.70	523.70	74.00	75.00	522.70 Operational Cash Flow requirement
4	Pharmax Corporation Limited	2,902.02	-	2,902.02	1,200.24	8.00	4,094.26 Operational Cash Flow requirement
5	Max Estates Gurgaon Limited	-	-	-	5,176.00	-	5,176.00 Operational Cash Flow requirement
6	Acreage Builders Private Limited	-	-	-	4,730.54	-	4,730.54 Operational Cash Flow requirement
		3,089.57	2,370.96	5,460.53	12,948.22	1,033.00	17,375.75
7	Provision made against above*	-	-	(1,062.00)	-	-	-
		3,089.57	2,370.96	4,398.53	12,948.22	1,033.00	17,375.75

*also refer note 11(vi)

(b) Particulars of Guarantee given (maximum possible exposure):

Sr. No	Name of the financial institutions / banks/NBFC						Purpose
		As at March 31, 2022 #	Merger Adjustment	As at April 1, 2022 (post merger effect)	Guarantee given	Guarantee discharged	
						(Rs. in Lakhs)	
						As at March 31, 2023	
1	IndusInd Bank	12,855.95	-	12,855.95	7,755.00	20,610.95	Corporate guarantee has been given for loan taken for business purpose by Max Square Limited, subsidiary.
2	ICICI Bank	7,932.18	-	7,932.18	4,252.97	12,165.15	Corporate guarantee has been given for loan taken by Max Towers Private Limited for construction of Max House Okhla and LRD of Max Towers respectively
3	IDFC First Bank	792.57	-	792.57	3,431.06	207.43	4,016.20 Corporate guarantee has been given for loan taken by Pharmax Corporation Limited and Max Towers Private Limited for construction of Max House Okhla
4	Axis Bank	-	-	-	21,998.13	-	21,998.13 Corporate guarantee has been given for loan taken for business purpose by Max Square Limited, subsidiary.
5	HDFC Bank	-	-	-	24,603.34	-	24,603.34 Corporate guarantee has been given for loan taken for business purpose by Max Towers Private Limited, subsidiary.
6	Aditya Birla Finance Limited	-	-	-	14,839.00	-	14,839.00 Corporate guarantee has been given for loan taken for business purpose by Max Estates 128 Private Limited, subsidiary.
		21,580.70	-	21,580.70	76,859.50	32,983.53	65,456.67

(c) Particulars of Investments made in equity:

Sr. No	Name of the Investee						Purpose
		Opening Balance as on March 31, 2022 #	Merger Adjustment	As at April 1, 2022 (post merger effect)	Investment made	Investment redeemed	
						(Rs. in Lakhs)	
						Closing Balance as on March 31, 2023	
	Investment in subsidiaries						
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	6,506.00	156.69	6,662.69	184.26	-	6,846.95 Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,571.00	48.62	3,619.62	101.99	-	3,721.61 Strategic investment
3	Pharmax Corporation Limited	6,073.05	4.07	6,077.12	13.64	-	6,090.76 Strategic investment
4	Max Speciality Films Limited	12,214.96	-	12,214.96	-	12,214.96	- Strategic investment
5	Max Asset Services Limited	-	205.00	205.00	-	-	205.00 Strategic investment
6	Max I. Limited	-	2,057.55	2,057.55	-	-	2,057.55 Strategic investment
7	Max Asset Services Limited	-	8.72	8.72	-	2.00	6.72 ESOP
8	Max 128 Limited	-	-	-	57.82	-	57.82 Corporate guarantee
		28,365.01	2,480.65	30,845.67	357.71	12,216.96	18,986.41

(c) Particulars of Investments made in debentures:

Sr. No	Name of the Investee						Purpose
		Opening Balance as on March 31, 2022 #	Merger Adjustment	As at April 1, 2022 (post merger effect)	Investment made	Investment redeemed	
						(Rs. in Lakhs)	
						Closing Balance as on March 31, 2023	
	Investment in subsidiaries						
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	26,020.00	-	26,020.00	-	-	26,020.00 Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,571.00	-	3,571.00	-	-	3,571.00 Strategic investment
3	Max I. Limited	-	50.37	50.37	4.03	-	54.40 Strategic investment
4	Max Asset Services Limited	-	2,214.00	2,214.00	-	-	2,214.00 Strategic investment
		29,591.00	2,264.37	31,855.37	4.03	-	31,859.40

(d) Particulars of Investments made in Preference Shares

Sr. No	Name of the Loanee						Purpose
		Opening Balance as on March 31, 2022 #	Investment made	Loan repaid	Closing Balance as on March 31, 2023		
						(Rs. in Lakhs)	
1	Pharmax Corporation Limited	3,900.00	-	-	3,900.00		Strategic investment

also refer note 37



Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

		(Rs. In Lakhs)		
40 Ratio Analysis and its elements	As at March 31, 2023	As at March 31, 2022 #	% Change	Reason for variance*
(i) Current Ratio				
Current Asset	31,401.35	8,493.42		
Current Liability	8,946.58	3,676.66		
	3.51	2.31		52% Non- Comparable
(ii) Debt-Equity Ratio				
Debt	16,803.06	6,491.98		
Shareholder Equity	1,23,361.19	60,591.40		
	0.14	0.11		27% Non- Comparable
(iii) Debt Services Coverage Ratio				
Earnings available for debt services	4,459.85	1,396.81		
Interest	1,132.79	725.88		
Principal	515.61796	34.31		
	2.71	1.84		47% Non- Comparable
(iv) Return on Equity Ratio				
Net Income (annual)	3,275.45	526.46		
Shareholder Equity	1,23,361.19	60,591.40		
	0.03	0.01		206% Non- Comparable
(v) Inventory Turnover Ratio				
Cost of Goods sold/sale	0.00	1,850.95		
Average inventory	770.18	1,987.19		
	-	0.93		-100% Non- Comparable
(vi) Trade Receivables Turnover Ratio				
Net Credit Sale	4,929.23	3,901.22		
Closing Trade Receivable	394.02	162.94		
	12.51	23.94		52% Non- Comparable
(vii) Trade Payable Turnover Ratio				
Net Credit Purchase	NA	NA		
Average Trade payable	NA	NA		
	NA	NA	NA	Since Purchase during the year is NIL. Hence not applicable
(viii) Net Capital Turnover Ratio				
Net annual sale/Revenue from Operation	4,929.23	3,901.22		
Working Capital	22,454.77	4,816.77		
	0.22	0.81		-73% Non- Comparable
(ix) Net Profit Ratio				
Net Profit	3,275.45	526.46		
Net annual sale/Revenue from Operation	4,929.23	3,901.22		
	0.66	0.13		392% Non- Comparable
(x) Return on Capital employed				
Earning before interest and tax (EBIT)	4,459.85	1,252.34		
Capital Employed	1,38,141.50	65,162.44		
	3.23%	1.92%		68% Non- Comparable
(xi) Return on Investment				
Profit (PAT)	3,275.45	526.46		
Investment	1,38,141.50	65,162.44		
	2.37%	0.81%		193% Non- Comparable

*Post incorporating the effect of the merger as stated in Note 37, the figures for the year ended March 31, 2023 are not comparable with those for the year ended March 31, 2022, since the previous years figures for March 2022 do not include figures related to MVIL, but figures for year ended March 31, 2023 are including the effect of MVIL on account of merger. Thus, both are non-comparable and hence not commented upon in these financial statements.

also refer note 37



Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

41 Capital Management

For the purpose of the Company's capital management, capital includes issued equity attributable to the equity shareholders of the Company, share premium and all other equity reserves. The primary objective of the Company's capital management is that it maintain an efficient capital structure and maximize the shareholder value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, The Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents.

42 DETAILS OF DUES TO MICRO AND SMALL ENTERPRISES AS DEFINED UNDER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT (MSMED) ACT, 2006

The Micro, Small and Medium Enterprises have been identified by the Company from the available information, which has been relied upon by the auditors. According to such identification, the disclosures as per Section 22 of The Micro, Small and Medium Enterprise Development (MSMED) Act, 2006 are as follows:

	As at March 31, 2023	As at March 31, 2022 #
i) The principal amount and the interest due thereon remaining unpaid to any supplier		
- Principal amount	-	4.63
- Interest thereon	Nil	Nil
ii) The amount of interest paid by the buyer in terms of section 18, along with the amounts of the payment made to the supplier beyond the appointed day.	Nil	Nil
iii) The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this act.	Nil	Nil
iv) The amount of interest accrued and remaining unpaid.	Nil	Nil
v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small investor.	Nil	Nil

The above information has been determined to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED.

also refer note 37

43 (i) In previous year, the Company has acquired 1,84,600 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up at a premium of Rs. 1,200 - value Rs. 2,399.80 Lakhs.

44 The figures for the year ended March 31, 2023 are not comparable with those for the year ended March 31, 2022 on account of impact of merger taken with effect from the Appointed date i.e. April 01, 2022. Also refer note 37.

45 Other disclosure requirement of Schedule III of Companies Act, 2013:

- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
- The Company does not have any transactions with companies that are struck off.
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Group (Ultimate Beneficiaries) or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- The Company has not made any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- The borrowings obtained by the Company from banks and financial institutions have been applied for the purposes for which such loans were taken.
- The title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), as disclosed in Note 3 to the financial statements, are held in the name of the Company.
- The Company does not have borrowings from banks and financial institutions on the basis of security of current assets. Hence, company is not required to file the quarterly returns or statements of current assets with banks and financial institutions.
- None of the entities in the group have been declared wilful defaulter by any bank or financial institution or government or any government authority.
- The Company has complied with the number of layers prescribed under the Companies Act, 2013.
- The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year, other than as mentioned in Note 37.
- The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.
- The figures have been rounded off to the nearest Lakhs of rupees up to two decimal places. The figure 0.00 wherever stated represents value less than Rs. 50,000/-.

As per our report of even date

For S.R. Batliboi & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner

Membership Number: 108044

Place :
Date :

For and on behalf of the Board of Directors of Max Estates Limited

Dinesh Kumar Mittal
(Director)

DIN: 00040000

Nitin Kumar Kansal
(Chief Financial Officer)Place : Noida
Date : 18/8/23Sahil Vachani
(Managing Director & Chief
Executive Officer)
DIN: 00761695Abhishek Mishra
(Company Secretary)