

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Max Estates Limited

Opinion

We have audited the accompanying Interim Standalone Financial Statements of Max Estates Limited ("the Company"), which comprise the interim purpose standalone Balance Sheet as at June 30, 2023, and the interim standalone Statement of Profit and Loss, including other comprehensive income, interim standalone Cash Flow Statement and the interim standalone Statement of Changes in Equity for the three-month period then ended, and notes to the interim standalone financial statements, including a summary of significant accounting policies and other explanatory information. These Interim standalone Financial Statements are prepared by the Company solely for the purpose to facilitate the listing of equity shares of the Company pursuant to SEBI Master Circular - SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023, governing "(i) Scheme of Arrangement by Listed Entities and (ii) Relaxation under Sub-rule (7) of rule 19 of the Securities Contracts (Regulation) Rules, 1957".

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid interim standalone financial statements give a true and fair view in conformity with the accounting principle generally accepted in India including the Indian Accounting Standard (Ind AS) 34 specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended:

- (a) in the case of the interim standalone Balance Sheet, of the state of affairs of the Company as at June 30, 2023;
- (b) in the case of the interim standalone Statement of Profit and Loss including other comprehensive income, of the profit for the three-month period ended on that date;
- (c) in the case of the interim standalone Cash Flow Statement, of the cash flows for the three-month period ended on that date; and
- (d) in the case of the interim standalone Statement of Changes in Equity, of the changes in equity for the three-month period ended on that date.

Basis for Opinion

We conducted our audit of the interim standalone 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 Interim Standalone 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 financial statements under the provisions of the Companies Act, 2013 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 opinion on the interim standalone financial statements.



Management's Responsibility for the Interim Standalone Financial Statements

The Company's Board of Directors is responsible for the preparation and presentation of these interim standalone financial statements that give a true and fair view of the standalone financial position, standalone financial performance including other comprehensive income, standalone cash flows and standalone 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. The Board of Directors is also responsible for 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; the 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 control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the interim standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the interim standalone financial statements, Board of Directors is responsible for assessing the ability of the Company's 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 Interim Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the interim standalone 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 interim standalone 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 interim standalone 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, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- 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 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 interim standalone financial statements, including the disclosures, and whether the interim standalone 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 matters

The comparative financial information for the three months period ended June 2022 included in these Interim Standalone Financial Statements have not been subjected to audit but have been approved by the board of Directors of the Company.

Other matters - restriction of use

The accompanying interim purpose standalone financial statements is for the limited purpose to facilitate the listing of equity shares of the Company, pursuant to SEBI Master Circular - SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023, governing "(i) Scheme of Arrangement by Listed Entities and (ii) Relaxation under Sub-rule (7) of rule 19 of the Securities Contracts (Regulation) Rules, 1957" and accordingly, should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent to the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company, for our audit work, for this report, or for the opinions we have formed.

For **S.R. Batliboi & Co. LLP**

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan

Partner

Membership Number: 108044

UDIN: 23108044BGYZKN1132

Place of Signature: Gurugram

Date: October 19, 2023



Max Estates Limited
Standalone Balance sheet as at June 30, 2023
(All amounts in lakhs unless otherwise stated)

	Notes	As at June 30, 2023	As at March 31, 2023
(Rs. In Lakhs)			
ASSETS			
Non-current assets			
Property, plant and equipment	3	595.48	566.40
Investment Property	3.1	7,175.13	7,041.94
Right to use asset	4	1,270.81	1,317.55
Other Intangible assets	4.1	381.38	333.03
Financial assets			
(i) Investment	5	90,170.07	1,00,508.73
(ii) Other bank balances	6	290.31	335.35
(ii) Other financial assets	7	4,983.01	4,582.58
Other non current assets	8	14.62	24.37
Non-current tax asset	8.1	758.79	771.72
Deferred tax assets	8.2	866.61	205.07
		1,06,506.21	1,15,686.74
Current assets			
Inventories	9	190.34	195.10
Financial assets			
(i) Investment	10(i)	16,311.61	10,414.78
(ii) Trade receivables	10(ii)	314.66	394.02
(iii) Cash and cash equivalents	10(iii)	119.61	155.61
(iv) Bank balances other than (ii) above	10(iv)	1,285.92	1,389.79
(v) Loans	10(v)	17,444.71	17,375.14
(vi) Other financial assets	10(vi)	3,116.29	604.81
Other current assets	11	640.72	872.08
		39,423.86	31,401.33
TOTAL ASSETS		1,45,930.07	1,47,088.07
EQUITY AND LIABILITIES			
Equity			
Equity share capital		-	-
Share capital pending issuance	12(i)	14,713.45	14,710.35
Other equity	12(ii)	1,09,830.53	1,08,650.84
Total equity		1,24,543.98	1,23,361.19
Non-current liabilities			
Financial liabilities			
(i) Borrowings	13	9,606.25	9,731.84
(ii) Lease liabilities	14	3,431.82	3,488.51
(ii) Other non current financial liabilities	15	1,549.41	1,440.75
Long term provisions	16	66.71	119.21
		14,654.19	14,780.31
Current liabilities			
Financial liabilities			
(i) Borrowings	17(i)	5,256.10	7,071.22
(ii) Lease liabilities	17(ii)	244.39	236.66
(iii) Trade payables	17(iii)		
(a) Total outstanding dues of micro enterprises and small enterprises		41.11	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		707.22	977.21
(iv) Other current financial liabilities	17(iv)	185.08	265.90
Other current liabilities	18	164.04	198.31
Short term provisions	19	133.56	197.27
		6,731.50	8,946.57
TOTAL LIABILITIES		21,385.69	23,726.88
TOTAL EQUITY AND LIABILITIES		1,45,930.07	1,47,088.07
Summary of accounting policies	2		
Other notes on accounts	3-44		

As per our report of even date attached
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: October 19, 2023

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

Sahil Vachani

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

Dinesh Kumar Mittal

Dinesh Kumar Mittal
(Director)
DIN: 00040000

Nitin Kumar Kansal

Nitin Kumar Kansal
(Chief Financial Officer)

Abhishek Mishra

Abhishek Mishra
(Company Secretary)

Place: Noida
Date: October 19, 2023

Max Estates Limited
Standalone Statement of Profit and Loss for the three months period ended June 30, 2023
(All amounts in lakhs unless otherwise stated)

	Notes	For the three months period ended June 30, 2023	(Rs. in Lakhs) For the three months period ended June 30, 2022
INCOME			
Revenue from operations	20	685.01	1,230.87
Other income	21	1,206.62	894.89
Total income		1,891.63	2,125.76
EXPENSES			
Cost of land, plots, development rights, constructed properties and others	22.1	-	-
Change in inventories of constructed properties	22.2	-	395.27
Employee benefits expense	23	404.62	477.91
Finance costs	24	333.46	160.07
Depreciation and amortization expense	25	112.96	134.02
Other expenses	26	522.80	501.64
Total expenses		1,373.84	1,668.91
Profit/(Loss) before tax		517.79	456.85
Tax expenses			
- Current tax	29	42.40	20.00
- Deferred tax	29	(665.62)	46.51
Total tax expense		(623.22)	66.51
Profit/(Loss) after tax		1,141.01	390.34
Other comprehensive income/(loss) not to be reclassified to profit or loss in subsequent periods:			
Re-measurement losses on defined benefit plans	27	16.18	3.93
Income tax effect		(4.07)	(0.75)
Other comprehensive income/(loss) for the period		12.11	3.18
Total comprehensive income/(loss) for the period		1,153.12	393.52
Earnings per equity share (Nominal Value of share Rs.10/-) (refer note 28)			
Basic (Rs.)	28	0.78	0.27
Diluted (Rs.)		0.78	0.27
Summary of accounting policies	2		
Other notes on accounts	3-44		

The accompanying notes are integral part of the financial statements as per our report of even date attached

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner
Membership Number: 108044

Place: Gurugram
Date: October 19, 2023



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

Sahil Vachani

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

Nitin Kumar Kansal

Nitin Kumar Kansal
(Chief Financial Officer)

Place: Noida
Date: October 19, 2023

Dinesh Kumar Mittal

Dinesh Kumar Mittal
(Director)
DIN: 00040000

Abhishek Mishra

Abhishek Mishra
(Company Secretary)

Max Estates Limited
 Standalone Statement of Changes in Equity for the three months period ended June 30, 2023

a) Equity share capital

Particulars	Nos.	(Rs. in Lakhs)
Shares of Rs. 10/- each, issued, subscribed and fully paid		
As at March 31, 2022	77,91,00,000	77,910.00
Less: Merger effect	(77,91,00,000)	(77,910.00)
As at March 31, 2022	-	-
As at March 31, 2023		
Add: Shares issued under Employee stock option scheme	30,918	3.09
Less: Merger effect	(30,918)	(3.09)
As at June 30, 2023	-	-

b) Other equity

Particulars	Other equity							Shares pending issue	Total
	Capital reserve	Securities premium	Employee stock options outstanding	Equity component on guarantee	Retained earnings	Remeasurement loss on defined benefit plan	Total other equity		
As at March 31, 2022	-	-	65.64	157.43	(4,580.80)	(5.86)	(4,363.59)	-	(4,363.59)
Merger Effect	13,042.52	50,086.75	94.24	(157.43)	46,560.18	-	1,09,626.26	14,694.66	1,24,320.92
As at March 31, 2022 (post merger)	13,042.52	50,086.75	159.88	-	41,979.38	(5.86)	1,05,262.67	14,694.66	1,19,957.34
Profit for the year					390.34		390.34		390.34
Issue of share capital		6.84					6.84	11.11	17.95
Other comprehensive income for the year					23.20	3.21	3.21		3.21
Expiry of share option under Employee stock option plan			(23.20)						
Employee stock option scheme given			16.22				16.22		16.22
As at June 30, 2022	13,042.52	50,093.59	152.90	-	42,392.92	(2.65)	1,05,679.28	14,705.77	1,20,385.06

Particulars	Other equity							Shares pending issue	Total
	Capital reserve	Securities premium	Employee stock options outstanding	Equity component on guarantee	Retained earnings	Remeasurement loss on defined benefit plan	Total other equity		
As at March 31, 2022	-	-	65.64	157.43	(4,580.80)	(5.86)	(4,363.59)	-	(4,363.59)
Merger Effect	13,042.52	50,086.75	94.24	(157.43)	46,560.18	-	1,09,626.26	14,694.66	1,24,320.92
As at March 31, 2022 (post merger)	13,042.52	50,086.75	159.88	-	41,979.38	(5.86)	1,05,262.67	14,694.66	1,19,957.34
Profit for the year					3,275.45		3,275.45		3,275.45
Issue of share capital		9.16					9.16	15.70	24.86
Other comprehensive income for the year					5.48	0.01	0.01		0.01
Equity portion of CCD					28.83		28.83		5.48
Expiry of share option under Employee stock option plan			(28.83)						
Employee stock option scheme given			98.05				98.05		98.05
As at March 31, 2023	13,042.52	50,095.91	229.10	-	45,289.14	(5.85)	1,08,659.82	14,710.36	1,23,369.19
Profit for the period					1,141.00		1,141.00		1,141.00
Issue of share capital		5.00					5.00	3.09	8.09
Other comprehensive income for the period						12.11	12.11		12.11
Employee stock option scheme given			21.59				21.59		21.59
As at June 30, 2023	13,042.52	50,100.91	250.69	-	46,430.14	6.26	1,09,830.52	14,713.45	1,24,543.98

Summary of accounting policies
 Other notes to accounts

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As per our report of even date

For S.R. Batliboi & Co. LLP
 Chartered Accountants
 (CA) Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
 Partner
 Membership Number: 108044

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

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

Nitin Kumar Kansal
 (Chief Financial Officer)

Place : Noida
 Date: October 19, 2023

Dinesh Kumar Mittal
 (Director)
 DIN: 00040000

Abhishek Mittal
 (Company Secretary)

Place : Gurugram
 Date: October 19, 2023



Max Estates Limited
Standalone Statement of cash flows for three months period ended June 30, 2023

(Rs. in Lakhs)

	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
Cash flow from operating activities		
Profit/(Loss) before tax	517.79	456.85
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation of property, plant and equipment	112.96	134.02
Employee stock option scheme expenses	14.67	23.20
Fair value gain on financial instruments at fair value through profit or loss	(276.46)	(226.13)
Interest income	(851.45)	(602.64)
Guarantee fee income	(18.34)	(13.43)
Profit on sale or fair valuation of current investment	(60.37)	(36.79)
Finance costs (including fair value change in financial instruments)	333.46	160.07
Operating profit/(loss) before working capital changes	(227.74)	(104.85)
Working capital adjustments:		
Increase/ (decrease) in trade payables	(228.88)	(536.64)
Increase/ (decrease) in other current and non current financial liability	58.10	125.77
Increase/ (decrease) in provisions	(73.74)	8.73
Increase/ (decrease) in other current and non-current liabilities	(34.27)	(114.05)
Decrease / (increase) in trade receivables	79.36	(45.17)
Decrease / (increase) in inventories	4.76	387.55
Decrease / (increase) in other current and non current assets	231.36	335.74
Decrease / (increase) in current and non current financial assets	(2,402.46)	79.33
Cash generated from operations	(2,593.51)	136.41
Income tax (paid)/ refund (net)	(29.06)	22.50
Net cash flows from/(used) in operating activities	(2,622.57)	158.91
Cash flow from investing activities		
Purchase of property, plant and equipment (including intangible assets, CWIP and capital advances)	(111.87)	(15.88)
Investment in Investment property	(164.05)	-
Loan to related parties	(69.57)	(1,371.10)
Investment in Subsidiary company	(4,152.11)	(31,363.65)
Sale of non-current investments	14,490.64	2,175.54
Sale of Mutual Funds	8,665.00	-
Investment in Mutual Fund	(14,224.76)	-
Interest received	331.35	470.29
Net movement in Fixed Deposit	148.91	29,979.02
Net cash flows from/(used) in investing activities	4,913.54	(125.78)
Cash flow from financing activities		
Proceeds from issuance of equity share capital including security premium, net of expenses incurred for shares issued	8.09	22.84
Interest paid	(243.41)	(25.47)
Lease liability paid	(150.94)	(106.15)
Repayment from of long-term borrowings	(128.59)	(44.05)
Proceeds from long-term borrowings	10.28	-
Repayment from of short-term borrowings	(1,822.40)	-
Net cash flows used in financing activities	(2,326.97)	(152.83)
Net increase/(decrease) in cash and cash equivalents	(36.00)	(119.70)
Add: Merger effect	-	153.65
Cash and cash equivalents at the beginning of the year	155.61	56.05
Cash and cash equivalents at year ended	119.61	90.00



Components of cash and cash equivalents :-

	As at June 30, 2023	As at June 30, 2022
Balances with banks:		
On current accounts	117.48	89.63
Deposits with remaining maturity for less than 3 months	-	-
Cash on hand	2.13	0.37
	119.61	90.00

Summary of accounting policies

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Other notes on accounts

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The accompanying notes are integral part of the financial statements

as per our report of even date attached

For S.R. Batliboi & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan

Partner

Membership Number: 108044

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



Sahil Vachani

(Managing Director & Chief Executive Officer)

DIN: 00761695



Dinesh Kumar Mittal

(Director)

DIN: 00040000



Nitin Kumar Kansal

(Chief Financial Officer)



Abhishek Mishra

(Company Secretary)

Place : Gurugram

Date: October 19, 2023

Place : Noida

Date: October 19, 2023



Max Estates Limited

Notes forming part of the Standalone financial statements for the period ended June 30, 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 current period, 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 standalone Ind AS financial statements were authorised for issue in accordance with a resolution by the Board of directors of the Company on October 19, 2023.

2. Accounting policies

2A Basis of preparation

These Interim Standalone Financial Statements are prepared by the Company for the purpose to facilitate the listing of equity shares of the Company pursuant to SEBI Master Circular - SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023, governing "(i) Scheme of Arrangement by Listed Entities and (ii) Relaxation under Sub-rule (7) of rule 19 of the Securities Contracts (Regulation) Rules, 1957".

This note provides a list of summary of accounting policies adopted in the preparation of these Interim Standalone Financial Statements.

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 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:



Max Estates Limited

Notes forming part of the Standalone financial statements for the period ended June 30, 2023

- 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.

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 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.

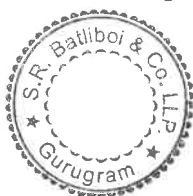
b. Business Combinations

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,



Max Estates Limited

Notes forming part of the Standalone financial statements for the period ended June 30, 2023

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.

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.



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

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.



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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 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: -



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- 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 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



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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 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.



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- 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 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



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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 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.



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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:

a. Buyers take all the benefits of the property as real estate company constructs 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 shared 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.



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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:

- 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



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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.

1. 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



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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.

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.



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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 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.



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Notes forming part of the Standalone financial statements for the period ended June 30, 2023

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.

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

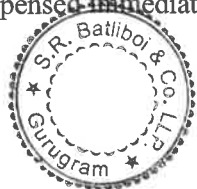
The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.

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.



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Notes forming part of the Standalone financial statements for the period ended June 30, 2023

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.

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



Max Estates Limited

Notes forming part of the Standalone financial statements for the period ended June 30, 2023

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
- 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 36)



Max Estates Limited

Notes forming part of the Standalone financial statements for the period ended June 30, 2023

- Quantitative disclosures of fair value measurement hierarchy (note 36)
- Financial instruments (including those carried at amortised cost) (note 36)

2C 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.

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

- Capital management Note 42
- Financial risk management objectives and policies Note 37

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.

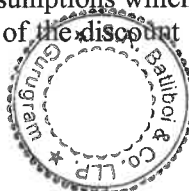
The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement 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



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Notes forming part of the Standalone financial statements for the period ended June 30, 2023

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 32.0

(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 36B 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



Max Estates Limited

Notes forming part of the Standalone financial statements for the period ended June 30, 2023

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 35

2.4 RECENT ACCOUNTING PRONOUNCEMENTS:

A. Amended standards adopted by the company

(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 does not have any material impact on the standalone financial statements as there is no change in accounting estimates and changes in accounting policies and the correction of errors.

(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 company has given accounting policies 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 decommissioning obligations. Consequential amendments have been made in Ind AS 101.

The amendments does not have any material impact on the financial statements.



3. Property, plant and equipment (PPE)

	Office equipment	Furniture and fixture	Motor vehicles *	Computers and data processing units	Leashold Improvement	Total
At cost						
As at March 31, 2022	2.26	1.02	131.26	33.14	-	167.68
Add: adjustments on account of merger (refer note 40)	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	0.62			3.82		4.43
Disposals						-
As at June 30, 2022	12.45	73.49	305.81	102.75	392.01	886.50
As at March 31, 2022	2.26	1.02	131.26	33.14	-	167.68
Add: adjustments on account of merger (refer note 40)	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
Additions	0.14		53.24			53.38
Disposals						-
As at June 30, 2023	29.24	69.83	401.44	109.63	209.26	819.40
Accumulated Depreciation						
As at March 31, 2022	1.93	0.38	37.87	12.59	-	52.77
Add: adjustments on account of merger (refer note 40)	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	257.72
Depreciation for the period	0.42	1.74	9.31	4.75	8.25	24.47
Disposals for the period						-
As at June 30, 2022	8.91	22.96	88.68	56.88	104.76	282.19
As at March 31, 2022	1.93	0.38	37.87	12.59	-	52.76
Add: adjustments on account of merger (refer note 40)	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	257.72
Additions	3.84	10.07	37.53	24.65	39.84	115.93
Disposals	4.22	25.29	-	24.02	120.49	174.02
As at March 31, 2023	8.11	6.00	116.90	52.76	15.86	199.63
Depreciation for the period	1.91	1.65	11.76	4.83	4.14	24.29
Disposals for the period	-	-	-	-	-	-
As at June 30, 2023	10.02	7.65	128.66	57.59	20.00	223.92
Net carrying amount						
As at June 30, 2023	19.22	62.18	272.78	52.05	189.26	595.48
As at March 31, 2023	20.99	63.83	231.30	56.88	193.40	566.40
As at June 30, 2022	3.54	50.53	217.12	45.87	287.25	604.31
As at March 31, 2022	3.33	52.27	226.44	46.81	295.50	624.35

Refer note 13 for charge created against property, plant and equipment.

* also refer note 40



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

3.1. Investment property

As at March 31, 2022
Add: adjustments on account of merger (refer note 40)
As at April 1, 2022 (post merger effect)
Additions
Disposals/capitalised
As at June 30, 2022

As at March 31, 2022
Add: adjustments on account of merger (refer note 40)
As at April 1, 2022 (post merger effect)
Additions/ adjustments
Disposals/ adjustments
As at March 31, 2023
Additions/ adjustments
Disposals/ adjustments
As at June 30, 2023

Depreciation
As at March 31, 2022
Depreciation charge for the period
Disposals/ adjustments
As at June 30, 2022

As at March 31, 2022
Depreciation charge for the period
Disposals/ adjustments
As at March 31, 2023
Depreciation charge for the period
Disposals/ adjustments
As at June 30, 2023

Net carrying amount
As at June 30, 2023
As at March 31, 2023
As at June 30, 2022
As at March 31, 2022

	(Rs in Lacs)	
	Investment Property	Investment Property under development
As at March 31, 2022	7,619.10	-
Add: adjustments on account of merger (refer note 40)	(406.37)	-
As at April 1, 2022 (post merger effect)	7,212.73	-
Additions	11.81	-
Disposals/capitalised	-	-
As at June 30, 2022	7,224.54	-
As at March 31, 2022	7,619.10	-
Add: adjustments on account of merger (refer note 40)	(406.37)	-
As at April 1, 2022 (post merger effect)	7,212.73	-
Additions/ adjustments	119.97	-
Disposals/ adjustments	-	-
As at March 31, 2023	7,332.70	-
Additions/ adjustments	-	164.05
Disposals/ adjustments	-	-
As at June 30, 2023	7,332.70	164.05
As at March 31, 2022	167.64	-
Depreciation charge for the period	30.80	-
Disposals/ adjustments	-	-
As at June 30, 2022	198.44	-
As at March 31, 2022	167.64	-
Depreciation charge for the period	123.12	-
Disposals/ adjustments	-	-
As at March 31, 2023	290.76	-
Depreciation charge for the period	30.86	-
Disposals/ adjustments	-	-
As at June 30, 2023	321.62	-
As at June 30, 2023	7,011.08	164.05
As at March 31, 2023	7,041.94	-
As at June 30, 2022	7,026.10	-
As at March 31, 2022	7,451.46	-

Notes:

(i) Contractual obligations

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

(ii) Capitalised borrowing cost

During the 3 months period ended company has capitalised Rs.Nil (Previous Year - Nil) investemnet property under development for the 3 months period ended.

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

	Jun-23	Jun-22
Rental income	174.22	191.15
Less: Direct operating expenses generating rental income	47.99	15.85
Profit from leasing of investment properties	126.23	175.30
Less: depreciation expense	31.89	31.83
Profit from leasing of investment properties after depreciation	94.34	143.47

(iv) 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 Lacs)	
Opening balance as at 1 April 2022 (post merger effect)	Rs.8500 to 10000 lacs	-
Increase of Fair value	-	-
Decline in fair value	Rs.8500 to 10000 lacs	-
Closing balance as at 30 June 2022	Rs.8500 to 10000 lacs	-
Opening balance as at 1 April 2022	Rs.8500 to 10000 lacs	-
Increase of Fair value	-	-
Decline in fair value	Rs.8500 to 10000 lacs	-
Closing balance as at 31 March 2023	Rs.8500 to 10000 lacs	-
Increase of Fair value	-	-
Decline in fair value	Rs.8500 to 10000 lacs	-
Closing balance as at 30 June 2023	Rs.8500 to 10000 lacs	-

Valuation models applied for valuation:

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

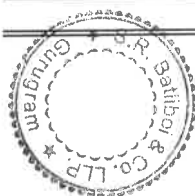


Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

4.1. Intangible assets

	(Rs in Laacs)	
	Computer software	Total
At cost		
As at March 31, 2022	17.85	17.85
Add Merger Effect	-	-
As at April 01, 2022 (Post Merger Effect)	17.85	17.85
Additions	-	-
Disposals	-	-
As at June 30, 2022	17.85	17.85
As at March 31, 2022	17.85	17.85
Add Merger Effect	-	-
As at April 01, 2022 (Post Merger Effect)	17.85	17.85
Additions	337.07	337.07
Disposals	-	-
As at March 31, 2023	354.92	354.92
Add Merger Effect	-	-
As at April 01, 2022 (Post Merger Effect)	354.92	354.92
Additions	59.44	59.44
Disposals	-	-
As at June 30, 2023	414.36	414.36
Amortization		
As at March 31, 2022	14.40	14.40
Add Merger Effect	-	-
As at April 01, 2022 (Post Merger Effect)	14.40	14.40
Additions	1.04	1.04
Disposals	-	-
As at June 30, 2022	15.44	15.44
As at March 31, 2022	14.40	14.40
Add Merger Effect	-	-
As at April 01, 2022 (Post Merger Effect)	14.40	14.40
Additions	7.49	7.49
Disposals	-	-
As at March 31, 2023	21.89	21.89
Add Merger Effect	-	-
As at April 01, 2022 (Post Merger Effect)	21.89	21.89
Additions	11.08	11.08
Disposals	-	-
As at June 30, 2023	32.97	32.97
Net carrying amount		
As at June 30, 2023	381.39	381.39
As at March 31, 2023	333.03	333.03
As at June 30, 2022	2.40	2.40
As at March 31, 2022	3.45	3.45



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

4 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 3 months period ended/year:

	(Rs. In Lakhs)	
Particulars	Building	Total
As at March 31, 2022	-	-
Add: adjustments on account of merger (refer note 40)	2,482.66	2,482.66
As at April 1, 2022 (post merger effect)	2,482.66	2,482.66
Additions	-	-
Deletion*	-	-
Depreciation expense	(77.72)	(77.72)
As at June 30, 2022	2,404.94	2,404.94
As at March 31, 2022	-	-
Add: adjustments on account of merger (refer note 40)	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
Additions	-	-
Deletion*	-	-
Depreciation expense	(46.74)	(46.74)
As at June 30, 2023	1,270.81	1,270.81

*During the previous 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 3 months period ended/year:

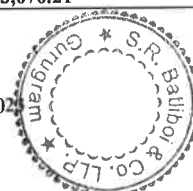
	(Rs. in Lakhs)	
Particulars	Building	Total
As at March 31, 2022	-	-
Add: adjustments on account of merger (refer note 40)	2,838.53	2,838.53
As at April 1, 2022 (post merger effect)	2,838.53	2,838.53
Additions	-	-
Accretion of interest	77.79	77.79
Payments	(106.14)	(106.14)
As at June 30, 2022	2,810.18	2,810.18
As at March 31, 2022	-	-
Add: adjustments on account of merger (refer note 40)	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
Additions	-	-
Accretion of interest	101.99	101.99
Payments	(150.94)	(150.94)
As at June 30, 2023	3,676.22	3,676.22

Classification of lease liabilities into Current and Non-Current:

	(Rs. in Lakhs)	
Particulars	As at June 30, 2023	As at March 31, 2023
Current lease liabilities	244.39	236.66
Non-current lease liabilities	3,431.82	3,488.51
Total	3,676.21	3,725.17

Max Estates Limited

Notes forming part of the Standalone financial statements for the 3 months period ended June 30, 2023



The details regarding the maturity analysis of lease liabilities as at March 31, 2023 and June 30, 2023 on an undiscounted basis:

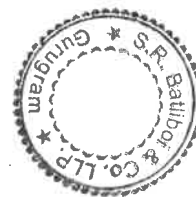
	(Rs. in Lakhs)	
Particulars	As at June 30, 2023	As at March 31, 2023
Within one year	636.44	541.06
After one year but not more than five years	2,670.52	2,380.33
More than five years	2,351.38	1,837.03
Total	5,658.34	4,758.42

Considering the lease term of the leases, the effective interest rate for lease liabilities is 11%. (Previous periods - 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	For the year ended June 30, 2023	For the year ended June 30, 2022
Depreciation expense of right-of-use assets	46.74	77.71
Interest expense on lease liabilities	101.99	77.79
Rent expenses	5.34	0.93
Total amount recognised in profit or loss	154.07	156.43

** also refer note 40



5. Non Current financial assets-Investment

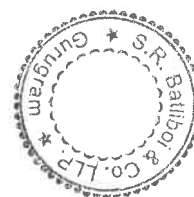
	(Rs. in Lacs)	
	As at June 30, 2023	As at March 31, 2023
(i) Investment in equity instrument (value at cost)		
(ia) Investments in subsidiaries		
(ia)(i) Unquoted equity shares		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd) 6,50,60,000 Equity shares of Rs. 10 each fully paid up (March 31, 2023 - 6,50,60,000 Equity Shares)	6,506.00	6,506.00
(b) Max Square Ltd (formerly known as Northern Propmart Solutions Limited) 3,57,10,000 Equity shares of Rs. 10 each fully paid up (March 31, 2023 - 3,57,10,000 Equity shares)	5,895.16	5,895.16
(c) Pharmax Corporation Limited 4,71,22,747 Equity shares of Rs. 10 each fully paid up (March 31, 2023 - 4,71,22,747 Equity shares)	6,073.05	6,073.05
(d) Max Estates 128 Private Limited 29,25,15,000 (March 31, 2023 - 29,25,15,000) Equity shares of Rs. 10 each fully paid up	29,251.50	29,251.50
(e) Acreage Builders Private Limited 15,04,16,289 (March 31, 2023 - 29,49,33,900) Equity shares of Rs. 10 each fully paid up	15,002.75	29,493.39
(f) Max Estates Gurgaon Limited 100,000 (March 31, 2023 - 100000) Equity shares of Rs. 10 each fully paid up	10.00	10.00
(g)Max I Limited 50,000 (March 31, 2023 - 50000) Equity shares of Rs. 10 each fully paid up	5.00	5.00
(h) Max Asset Services Limited 2,050,000 (March 31, 2023 - 2050000) Equity shares of Rs. 10 each fully paid up	205.00	205.00
(ia)(ii) Cumulative Convertible Preference Shares in subsidiaries		
(a) Pharmax Corporation Limited 3,90,000 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up (March 31, 2023- 3,00,000)	3,900.00	3,900.00
(ia)(iii) Unquoted Non Convertible Debentures		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd) 26020 Debentures of Rs. 1,00,000 each fully paid up (March 31, 2023- 26020 Debentures)	7,126.42	6,972.58
(b) Investment in NCD Equity portion of Max Towers Private Limited	1,370.06	1,370.18
(ia)(iv) Unquoted Compulsory Convertible Debentures		
(a) Max Square Limited 3,57,10,000 Debentures of Rs. 10 each fully paid up (March 31, 2023- 3,57,10,000 Debentures)	5,325.84	5,325.84
(b) Acreage Builders Pvt Ltd 3,98,88,110.6 Debentures of Rs. 10 each fully paid up (March 31, 2023- Nil)	3,622.33	-
(c) Investment in CCD Equity portion of Acreage Builders Private Limited	366.47	-
(d) Max Asset Services Limited 2,214 (March 31, 2023 - 2214) Zero Coupon Compulsory Convertible Debentures of Rs. 100,000 each fully paid up	2,214.00	2,214.00
(f) Max I Limited Equity portion of 51% Zero Coupon Non Convertible Debentures of Rs. 100,000 each fully paid up (net of deferred tax)	2,106.96	2,106.96
(ia)(v) Equity component of guarantee/loan given		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd)	388.70	388.70
(b) Max Square Ltd (formerly known as Northern Propmart Solutions Limited)	290.17	283.88
(c) Equity portion of interest free loan (net of deferred tax) to subsidiaries	12.38	9.19
(iv) Additional investment in Max Asset Services Limited	13.02	13.02
(v) Additional investment in Max Estates 128 Private Limited	57.82	57.82
(vi) Pharmax Corporation Limited	427.44	427.46
	90,170.07	1,00,508.73
Aggregate value of unquoted investments	90,170.07	1,00,508.72
Aggregate value of at cost	90,170.07	1,00,508.72



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

6. Other bank balances		
Deposits with remaining maturity for more than 12 months	290.31	335.35
	290.31	335.35
7 Non Current financial assets		
Security deposits	202.05	171.93
Lease receivable (refer note 4 (ii))	2,287.80	2,384.75
Rent receivable (Equalisation)	39.94	11.26
Interest accrued on CCD's	2,453.22	2,014.64
	4,983.01	4,582.58
8 Other non current assets		
Deferred guarantee fee	14.62	24.37
	14.62	24.37
8.1 Non-current tax asset		
Tax deducted at source recoverable	758.79	771.72
	758.79	771.72
8.2 Deferred tax assets		
Deferred tax assets	866.61	205.07
	866.61	205.07



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

	(Rs. in Lacs)	
	As at June 30, 2023	As at March 31, 2023
9. Inventories (at cost or Net realisable value whichever is less)		
Construction Materials	3.59	8.35
Work-in-process	186.75	186.75
	190.34	195.10



(Rs. in Lacs)

	As at June 30, 2023	As at March 31, 2023					
10. Current financial assets							
(i) Other investment							
Unquoted mutual funds							
Aditya Birla Sun Life Liquid Fund - Direct - Growth - Face value - Rs. 10	3,920.13	1,502.25					
Units - 10,60,478.50, NAV - 369.66 (March 31, 2023 - 4,13,748.56)							
Tata Liquid Fund- Face value - Rs. 10	4,572.35	2,045.29					
Units - 1,26,499.79, NAV- 3614.52 (March 31, 2023 - 57,590.82)							
DSP Liquid Fund - Direct - Growth- Face value - Rs. 10	2,747.22	2,361.16					
Units: 78,029.01, NAV - 3520.76 (March 31, 2023: 59,205.73); Units: 15,709.69, NAV - 1220.28 (Overnight)							
UTI Liquid Cash Plan - Direct - Growth- Face value - Rs. 10	1,530.32	1,502.17					
Units: 40,715.78, NAV - 3,758.53 (March 31, 2023 - 40,613.46)							
SBI Liquid Fund - Direct - Growth- Face value - Rs. 10	1,529.47	1,501.95					
Units - 42,629.04, NAV - 3,587.87 (March 31, 2023: 42,629.04)							
Axis mutual fund	2,012.12	1,501.96					
Units - 78,999 NAV - 2,547.02 (March 31, 2023 - 60,057)							
	16,311.61	10,414.78					
Aggregate amount of quoted mutual fund	16,311.61	10,414.78					
Market value of quoted mutual fund	16,311.61	10,414.78					
(ii) Trade receivables							
Unsecured :-							
(a) Trade Receivables considered good - Secured;	-	-					
(b) Trade Receivables considered good - Unsecured;	314.66	394.02					
	314.66	394.02					
* includes Rs.189.63 lacs (Previous year Rs.98.41 lacs) due from related parties							
Trade Receivable Ageing	Outstanding for following periods from due date of payment						
As at June 30, 2023							
Particulars	Not due	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables-considered good	-	191.97	105.29	5.90	11.50	-	314.66
(ii) Undisputed Trade receivables-Which have significant in credit risk							
(iii) Undisputed Trade receivables-Credit impaired							
(iv) Undisputed Trade receivables-considered good							
(v) Disputed Trade receivables-which have significant increase in credit risk							
(vi) Disputed Trade receivables-credit Impaired							
Total	-	191.97	105.29	5.90	11.50	-	314.66
Trade Receivable Ageing	Outstanding for following periods from due date of payment						
As at March 31, 2023							
Particulars	Not due	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables-considered good	-	365.70	12.00	3.30	13.02	-	394.02
(ii) Undisputed Trade receivables-Which have significant in credit risk							
(iii) Undisputed Trade receivables-Credit impaired							
(iv) Undisputed Trade receivables-considered good							
(v) Disputed Trade receivables-which have significant increase in credit risk							
(vi) Disputed Trade receivables-credit Impaired							
Total	-	365.70	12.00	3.30	13.02	-	394.02
(iii) Cash and cash equivalents							
Balances with banks:							
On current accounts						117.48	151.91
Cash in hand						2.13	3.70
						119.61	155.61
(iv) Bank balances other than (iii) above							
Deposits with remaining maturity for more than 3 months but less than 12 months						1,285.92	1,389.79
						1,285.92	1,389.79
(v) Loans							
Loans to related parties (refer note 39 (b))						17,444.71	17,375.14
						17,444.71	17,375.14
(vi) Other financial assets (unsecured considered good, unless otherwise stated)							
Rent receivable (Equalisation)						45.02	94.49
Interest accrued on deposits and others						520.02	438.50
Unbilled revenue						402.20	-
Security Deposit						2,018.27	2.02
Lease receivable (refer note 4 (ii))						130.78	69.80
						3,116.29	604.81
11. Other current assets (unsecured considered good, unless otherwise stated)							
Advances :-							
- from related party						-	447.75
- from others						117.52	29.62
Prepaid expenses						65.86	64.45
Balance with statutory authorities						457.34	330.26
						640.72	872.08



12(i) Equity share capital

	(Rs. in Lakhs)	
	As at June 30, 2023	As at March 31, 2023
a) Authorized share capital		
150,000,000 (March 31, 2022 - 150,000,000) equity shares of Rs.10/- each	15,000.00	15,000.00
	<u>15,000.00</u>	<u>15,000.00</u>
Issued, subscribed and fully paid-up		
Nil (March 31, 2023 - Nil) equity shares of Rs. 10/- each fully paid up	-	-
Add: Shares issued under Employee stock option scheme	30,918	3.09
Less: Adjustment for merger	<u>(30,918)</u>	<u>(3.09)</u>
Total issued, subscribed and fully paid-up share capital	<u>-</u>	<u>-</u>

*Subsequent to the period 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 147,134,544 equity shares of INR 10 each fully paid-up for 147,134,544 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 June 30, 2023 and as at March 31, 2023 .

**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 period

Equity shares	June 30, 2023		March 31, 2023	
	No. of shares	(Rs. in Lakhs)	No. of shares	(Rs. in Lakhs)
At the beginning of the period	-	-	-	-
Add: Shares issued for stock options exercised	30,918	3.09	-	-
Less: Adjustment in accordance with merger	<u>(30,918)</u>	<u>(3.09)</u>	-	-
At the end of the period	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

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 Company declares and pays dividends in Indian rupees. 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	June 30, 2023		March 31, 2023	
	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 10 each fully paid-up				
Nil				

e) Shareholding pattern of the Promoter

Name of the Shareholder	June 30, 2023		March 31, 2023	
	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 10 each fully paid-up				
Nil				

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

g) For Stock Option Scheme (refer note-35)



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

(ii) Other equity**(Rs. in Lacs)**

	As at June 30, 2023	As at March 31, 2023
Capital reserve (refer note a below)	13,042.52	13,042.52
Securities premium account (refer note b below)	50,100.91	50,095.91
Employee stock options outstanding (refer note c below)	250.70	229.11
Other comprehensive income (refer note d below)	6.26	(5.85)
Retained earnings (refer note e below)	46,430.14	45,289.15
	1,09,830.53	1,08,650.84
a) Capital reserve		
Balance as at beginning of the period	13,042.52	-
Add: additions on account of merger	-	13,042.52
At the end of the period	13,042.52	13,042.52
b) Securities premium account		
Balance as at beginning of the period	50,095.91	50,086.75
Add: issue of share on premium of Employee stock option plan	5.00	9.16
At the end of the period	50,100.91	50,095.91
c) Employee stock options outstanding		
At the beginning of the period	229.11	159.88
Add: expense recognized during the period	21.59	98.06
Less: expiry of share option under ESOP scheme	-	(28.83)
At the end of the period	250.70	229.11
d) Other comprehensive income		
At the beginning of the period	(5.85)	(5.86)
Re-measurement of post employment benefit obligation (net of tax) (item of OCI)	12.11	0.01
At the end of the period	6.26	(5.85)
e) Retained earnings		
At the beginning of the period	45,289.14	41,979.38
Profit/(Loss) for the period	1,141.00	3,275.45
Equity option of CCD	-	5.48
Expiry of stock option under Employee Stock Option Plan (ESOP)	-	28.83
At the end of the period	46,430.14	45,289.14

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) **Other Comprehensive Income**
Loss from remeasurement on defined benefit plans.
- e) **Retained earnings**
The profits of the Company available for distribution as dividend.



also refer note 40

Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

13. Borrowings

	(Rs. in Lacs)	
	As at	As at
	June 30, 2023	March 31, 2023
Non-current borrowings		
Term loans (secured)		
From banks	10,095.80	10,218.54
Vehicle loans from Bank (secured)	52.24	47.80
	10,148.04	10,266.34
Less: Amount disclosed under "current financial liabilities" [refer note 17(i)]	541.79	534.50
	9,606.25	9,731.84
Aggregate Secured loans	10,148.04	10,266.34

Vehicle loan :-

Vehicle loans amounting to Rs.52.24 Lakhs (March 31,2023 - Rs. 47.80 Lacs) 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% (Previous periods Rate of interest is 7.60% to 9.00%).

Term Loan from Banks :-

Term loan facility from ICICI Bank Limited amounting to Rs. 10,095.80 lakhs (March 31, 2023: Rs. 10,218.74 lakhs) is secured by way of exclusive charge of mortgage/hypothecation/assignment/security interest/charge/pledge upon following (both present and future) on:

- 1 Pari-passu charge over project developed on Max House Okhla Project;
- 2 All present and future tangible moveable assets, including movable plant and machinery, machinery spares, tools and accessories, furniture, fixture and all other moveable fixed assets in relation to the property
- 3 All present and future scheduled receivables to the extent received by the borrower
- 4 The escrow account alongwith all monies credited / deposited therein
- 5 The Debt Service Reserve Account (DSRA)
- 6 Corporate guarantee from Pharmax Corporation Limited
- 7 The security as required by the lender shall be created and perfected in form and manner satisfactory to the lenders and shared on pari passu basis between the lenders
- 8 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

The rate of interest varies between 7.90% p.a. to 10.00% p.a. and repayable during January 2021 - December 2029 and October 2022 - October 2033 amounting to Rs. 4,500 lakhs and Rs. 6,800 lakhs respectively



13 A Disclosure pursuant to amendment to Ind AS 7 (Statement of Cash flows)

Particulars	Opening balance April 1, 2023	Cash flows		Non-cash transactions			(Rs. in Lakhs)
		Proceeds	Repayment	Processing cost	New leases	Other	Closing balance June 30, 2023
		Term loans from banks	9,684.04	-	(122.75)	-	-
Vehicle loans	47.80	10.28	(5.84)	-	-	-	52.24
Short term borrowings	7,071.22	-	(1,822.40)	-	-	7.28	5,256.10
Current lease liabilities	236.66	-	-	-	-	7.73	244.39
Non-current lease liabilities	3,488.51	-	(150.94)	-	-	94.26	3,431.82
Total liabilities from financing activities	20,528.23	10.28	(2,101.93)	-	-	101.99	18,538.56

Particulars	Opening balance April 1, 2022	Cash flows		Non-cash transactions			(Rs. in Lakhs)
		Proceeds	Repayment	Processing cost	New leases	Other	Closing balance June 30, 2022
		Term loans from banks	3,630.54	-	(36.65)	-	-
Vehicle loans	31.34	-	(7.41)	-	-	-	23.93
Short term borrowings	163.10	-	(0.00)	-	-	-	163.09
Current lease liabilities	-	-	-	-	-	133.40	133.40
Non-current lease liabilities	-	-	(106.15)	-	-	2,782.92	2,676.77
Total liabilities from financing activities	3,824.98	-	(150.21)	-	-	2,916.32	6,591.09



	(Rs. in Lacs)					
	As at June 30, 2023	As at March 31, 2023				
14. Lease liabilities-Non Current						
Lease liability (refer note 4)	3,431.82	3,488.51				
	3,431.82	3,488.51				
15. Other non current financial liabilities						
Security Deposit received	1,089.30	990.57				
Deferred Finance Income (Security deposit)	460.11	450.18				
	1,549.41	1,440.75				
16. Long term provision						
Provision for employee benefits						
Provision for gratuity (refer note 32)	66.71	119.21				
	66.71	119.21				
17. Current financial liabilities						
(i) Borrowings						
Loan from related party (Unsecured)	4,714.31	6,536.72				
Current maturity of long term borrowings (refer note 13)	541.79	534.50				
	5,256.10	7,071.22				
(ii) Lease liabilities						
Lease liability (refer note 4 (ii))	244.39	236.66				
	244.39	236.66				
(iii) Trade payables						
(a) Total outstanding dues of micro enterprises and small enterprises (MSME)	41.11	-				
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises #	707.22	977.21				
	748.33	977.21				
Trade Payables ageing schedule as on 30 June 2023						
Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	<1 year	1-2 years	2-3 Years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	736.98	11.35	-	-	748.33
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed dues -others	-	-	-	-	-	-
Trade Payables ageing schedule as on 31st March 2023						
Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	<1 year	1-2 years	2-3 Years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	954.66	22.55	-	-	977.21
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed dues -others	-	-	-	-	-	-
* Details of dues to micro and small enterprises as per MSMED Act, 2006						
As per the Act, the Company is required to identify the Micro and small suppliers and pay them interest on overdue beyond the specified period irrespective of the terms agreed with such suppliers. Based on the information available with the Company, none of the creditors have confirmed the applicability of act on them. Hence, the liability of the interest and disclosure are not required to be disclosed in the financial statements.						
(iv) Other current financial liabilities						
Interest accrued on borrowings	38.30	50.23				
Security deposits	20.00	52.67				
Deferred Guarantee Income	97.93	134.15				
Deferred Finance Income (Security deposit)	28.85	28.85				
	185.08	265.90				
18. Other current liabilities						
Statutory dues	151.41	184.35				
Advance from Customers	4.62	6.38				
Others	8.01	7.58				
	164.04	198.31				
19. Short term provision						
Provision for employee benefits						
Provision for compensated absences	132.45	196.16				
Provision for gratuity (refer note 32)	1.11	1.11				
	133.56	197.27				



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

20. Revenue from operations**(Rs. in Lacs)**

	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
Revenue from contracts with customers		
- Rental income	174.22	191.15
- Income from shared services	416.30	940.98
- Development Management fees/ Others	94.49	98.74
Total revenue from operations	685.01	1,230.87

Performance obligation

The performance obligation is satisfied upon completion of the services/sale of property.
Refer note 10 (ii) for contract balances (trade receivables)

21. Other Income

Interest Received	851.45	602.64
Profit on sale of mutual fund	60.37	-
Guarantee Fee Income	18.34	13.43
Fair value gain on financial instruments at fair value through profit or loss	276.46	226.13
Miscellaneous Income	-	52.69
	1,206.62	894.89

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

Inventories at beginning of period	8.35	40.73
Add: adjustment on account of merger (refer note 40)	-	-
Add: Purchases	-	-
Construction Materials	-	-
Civil Construction Work	(4.76)	(13.34)
	3.59	27.39
Less: inventory at the end of period	3.59	27.39
Cost of material consumed, construction & other related project cost	-	-

22.2. (Increase)/ decrease in work-in-progress**Inventories at end of period**

Finished Goods	-	2,440.27
Work-in-process	186.75	341.00
	186.75	2,781.27

Inventories at beginning of the period

Finished Goods	-	2,835.54
Work-in-process	186.75	341.00
Total	186.75	3,176.54

(Increase)/ decrease in work-in-progress

	-	395.27
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Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

(Rs. in Lacs)

	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
23. Employee benefits expense		
Salaries, wages and bonus	357.58	421.52
Contribution to provident and other funds	15.45	19.98
Employee stock option scheme (refer note 35)	14.67	23.20
Gratuity expense (refer note 32)	5.97	9.23
Staff welfare expenses	10.95	3.98
	404.62	477.91
24. Finance costs		
Interest on borrowings	225.06	81.98
Interest on lease	101.99	77.79
Bank charges	6.41	0.30
	333.46	160.07
25. Depreciation and amortization expense		
Depreciation on Investment property & property, plant and equipment (refer note 3 and 3.1)	55.21	55.27
Amortization of intangible assets (refer note 4.(i))	11.02	1.04
Depreciation of right-of-use assets (refer note 4 (ii))	46.73	77.71
	112.96	134.02
26. Other expense		
Rent	5.34	0.93
Insurance	33.33	16.66
Rates and taxes	51.06	25.74
Shared Service charges	-	7.50
Repairs and maintenance:	110.27	53.22
Printing and stationery	1.31	1.03
Travelling and conveyance	5.13	17.84
Communication	2.50	2.66
Legal and professional *	213.23	262.81
IT support expense	0.52	0.71
Directors' sitting fee	14.00	29.00
Advertisement and publicity	-	0.36
Provision for doubtful debts	1.20	-
Corporate Social Responsibility (CSR) expenditure	4.39	19.82
Membership & Subscription	25.60	7.95
Marketing Expenses	11.40	10.98
Business Promotion	3.09	1.27
Facility Management Charges	25.39	16.26
Audit fee*	15.00	6.85
Miscellaneous expenses	0.04	20.05
	522.80	501.64
Cost allocated	522.80	501.64
(a) * Payment to auditor (included in legal and professional fee)		
As auditor:		
Audit fee	15.00	6.85
Other services (Limited review & certification fees)	-	-
	15.00	6.85
(b) Details of CSR expenditure		
Gross amount required to be spent by the Company during the period	4.39	3.97
Amount spent during the period	-	-
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above	-	-
(c) Details related to spent / unspent obligations:		
i) Contribution to public trust	-	-
ii) Contribution to charitable trust	-	-
iii) Unspent amount in relation to:		
- Ongoing project	-	-
- Other than ongoing project	4.39	3.97



Max Estates Limited
Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023
29 Income Tax

The major components of income tax expense for the period ended June 30, 2023 and June 30, 2022 are :

Particulars	(Rs. in Lakhs)	
	For the 3 months period ended June 30, 2023	For the 3 months period ended June 30, 2022
(a) Statement of profit and loss :		
Current income tax :		
Current tax	42.40	20.00
Sub total (a)	42.40	20.00
Deferred tax :		
Relating to origination and reversal of temporary differences*	(665.62)	46.51
Sub total (b)	(665.62)	46.51
Income tax expense charged in the statement of profit and loss (a+b)	(623.22)	66.51
(b) OCI section :		
Deferred tax relating to re-measurement gains on defined benefit plans	(4.07)	(0.75)
Income tax charged in other comprehensive income	(4.07)	(0.75)

(c) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for June 30, 2023 and June 30, 2022:

Particulars	(Rs. in Lakhs)	
	For the 3 months period ended June 30, 2023	For the 3 months period ended June 30, 2022
Accounting profit before tax	517.79	456.85
Accounting profit before income tax	517.79	456.85
At India's statutory income tax rate of 25.17 % (June 30, 2022: 25.17 %)	130.33	114.99
Deferred tax created on brought forward losses and unabsorbed depreciation and others	(715.00)	(44.00)
Others	(38.55)	(4.48)
At the effective income tax rate	(623.22)	66.51
Income tax expense reported in the statement of profit and loss	(623.22)	66.51
Total tax expense	(623.22)	66.51

Deferred tax relates to the following:

Particulars	(Rs. in Lakhs)	
	As at June 30, 2023	As at March 31, 2023
Deferred tax liabilities		
Accelerated depreciation for tax purposes	215.12	22.84
Fair valuation of investment and leases	39.99	25.02
Gross deferred tax liabilities (a)	255.11	47.86
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	74.32	81.79
Effect of unabsorbed depreciation and business losses	1,047.40	171.14
Gross deferred tax assets (b)	1,121.72	252.93
Deferred tax assets (net) (a-b)	866.61	205.07

Reconciliation of deferred tax liabilities (net):

Particulars	(Rs. in Lakhs)	
	June 30, 2023	March 31, 2023
Opening balance as of 1st April	205.07	86.51
Adjustment on account of merger	-	(1,793.45)
Tax expense during the period recognised in statement of profit and loss	665.61	1,998.98
Tax expense during the period recognised in OCI	(4.07)	(0.46)
MAT credit utilised/(availed)	-	(86.51)
Closing balance	866.61	205.07

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.



Max Estates Limited**Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023****30 Commitments and contingencies****i) Capital commitments**

(Rs. In lakhs)

	As at June 30, 2023	As at March 31, 2023
Estimated amount of contracts remaining to be executed on capital account and not accounted for	-	34.94
Less: Capital Advances	-	-
Net Commitment	-	34.94

Note:

- a. The Company had submitted its resolution plan for resolution of Boulevard Projects Private Limited. The Hon'ble NCLT, New Delhi has approved the said Resolution Plan, for the development of commercial plot admeasuring 34,697 sq mtrs, located in NOIDA under the project name 'Delhi One'. This acquisition has potential to add ~3 million sq. ft. of additional development footprint to the portfolio of Max Estates Limited. The implementation of the Resolution Plan was subjected to receipt of requisite approvals from regulatory and statutory authorities.

However, certain fundamental reliefs imperative for implementing the plan are being sought from NOIDA for which the Company has filed an appeal in NCLAT on 11 April 2023.

ii) Contingent liabilities

(Rs. In lakhs)

	As at June 30, 2023	As at March 31, 2023
Bank Guarantee	5,000.00	5,000.00
Uttarakhand VAT	21.24	21.24

Note:

- a. The Company has given a bank guarantee of Rs. 5,000 lakhs issued by HDFC Bank Limited (March 31, 2023: Rs. 5,000 lakhs issued by ICICI Bank Limited) in favour of Piramal Enterprises for bid submitted for Delhi One project. Max Estates Limited, had submitted its resolution plan for resolution of Boulevard Projects Private Limited. The Hon'ble NCLT, New Delhi has approved the said Resolution Plan, for the development of commercial plot admeasuring 34,697 sq mtrs, located in NOIDA under the project name 'Delhi One'. This acquisition has potential to add ~3 million sq. ft. of additional development footprint to the portfolio of Max Estates Limited. The implementation of the Resolution Plan is subject to receipt of requisite approvals from regulatory and statutory authorities.

iii) Financial guarantee

(Rs. In lakhs)

Particulars	As at June 30, 2023	As at March 31, 2023
Guarantees to banks against credit facilities extended to group companies	68,346.67	65,456.76

Guarantee given by the Company on behalf of its subsidiaries, Max Towers Private Limited - loan of Rs. 24,603.34 Lakhs (March 31, 2023: Rs. 24,603.34 Lakhs) (Sanctioned limit as at June 30, 2023 Rs. 24,900.00 Lakhs) from HDFC Bank Limited and Bajaj Housing Finance Limited, Pharmax Corporation Limited -loan of Rs. 4,906.20 Lakhs (March 31, 2023: Rs. 4,016.20 Lakhs) (Sanctioned limit as at June 30, 2023 Rs. 6,500 lakhs) from IDFC First Bank Limited, Max Square Limited - loan of Rs. 23,998.13 Lakhs (March 31, 2023: Rs. 21,998.13) (Sanctioned Limit as at June 30, 2023 - Rs. 24,000.00 Lakhs from Axis Bank) and Max 128 Limited loan of Rs. 14,839.00 Lakhs (March 31, 2023: 14,839.09) (Sanctioned Limit as at March 31, 2023 Rs. 15,000.00 Lakhs) from Aditya Birla Finance Bank respectively.



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

31 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 June 30, 2023	Portion of ownership interest as at March 31, 2023	Method used to account for the investment
Max Towers Private Limited	India	100%	100%	At deemed cost
Max Square Limited**	India	51%	51%	At deemed cost
Pharmax Corporation Limited	India	100%	100%	At deemed cost
Max Estates 128 Private Limited	India	100%	100%	At deemed cost
Max Estates Gurgaon Limited	India	100%	100%	At deemed cost
Acreage Builders Private Limited*	India	51%	100%	At deemed cost
Max I Limited	India	100%	100%	At deemed cost
Max Asset Services Limited	India	100%	100%	At deemed cost

*During the period, Company has sold 49% of its investment in its wholly owned subsidiary (Acreage Builders Private Limited) to New York Life Insurance Company for cash consideration amounting to Rs. 14,490.55 lakhs. This transaction has not resulted in any gain or loss to the Company.



32 (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.
- iv) **Investment Risk** – If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability

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:

Particulars	(Rs. in Lakhs)		
	As at June 30, 2023	As at March 31, 2023	As at June 30, 2022**
a) Reconciliation of opening and closing balances of defined benefit obligation			
Defined benefit obligation at the beginning of the year	120.50	57.65	57.65
Add: adjustments on account of merger (refer note 40)	-	40.55	40.55
As at April 1, 2022 (post merger effect)	120.50	98.20	98.20
Interest expense	2.21	7.13	1.78
Current service cost	3.76	29.80	7.45
Benefit paid	-	(21.59)	(5.40)
Acquisition adjustment	(42.47)	-	-
Remeasurement of (Gain)/loss in other comprehensive income	(16.18)	6.97	1.74
Defined benefit obligation at period end	67.82	120.50	103.78
b) Reconciliation of opening and closing balances of fair value of plan assets			
Fair value of plan assets at beginning of the period	-	-	-
Fair value of plan assets at period end	-	-	-
c) Net defined benefit asset/ (liability) recognized in the balance sheet			
Fair value of plan assets	67.82	120.50	103.78
Present value of defined benefit obligation	(67.82)	(120.50)	(103.78)
Amount recognized in balance sheet- liability	-	-	-
*Figures for June are computed on a proportionated basis.			
d) Net defined benefit expense (recognized in the statement of profit and loss for the year)			
Current service cost	3.76	29.80	7.45
Interest cost on benefit obligation	2.21	7.13	1.78
Net defined benefit expense debited to statement of profit and loss	5.97	36.93	9.23
e) Remeasurement (gain)/loss recognised in other comprehensive income			
Recognised in other comprehensive income	(16.18)	(0.01)	(0.00)
f) Broad categories of plan assets as a percentage of total assets			
Insurer managed funds	0%	0%	
g) Principal assumptions used in determining defined benefit obligation			
Discount rate	7.20%	7.26%	
Salary escalation rate	10.00%	10.00%	
Mortality Rate (% of IALM 12-14)	100.00%	100.00%	
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%	(4.59)	(8.53)	
Decrease by 0.50%	5.02	9.41	
Salary growth rate			
Increase by 0.50%	3.14	6.83	
Decrease by 0.50%	(2.89)	(6.21)	

- i) The average duration of the defined benefit plan obligation at the end of the reporting period is 15.46 Years (March 31, 2023 : 18.91 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.
- m) **Risk Exposure**

Valuations are performed on certain basic set of pre-determined assumptions and other regulatory framework which may vary over time. Thus, the Group is exposed to various risks in providing the above gratuity benefit which are as follows:

Interest Rate risk: The plan exposes the Group to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability (as shown in financial statements).

Liquidity Risk: This is the risk that the Group is not able to meet the short-term gratuity payouts. This may arise due to non availability of enough cash / cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

Salary Escalation Risk: The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

Demographic Risk: The Group has used certain mortality and attrition assumptions in valuation of the liability. The Group is exposed to the risk of actual experience turning out to be worse compared to the assumption.



Max Estates Limited**Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023**

33 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.

34 Segment reporting

The Company is presenting disclosures in terms of Ind AS 108 on 'Segment Reporting' in consolidated financial statements

35 Employee Stock Option Plan**Employee Stock Option Plan – 2016 (“the 2016 Plan”):**

The Holding Company, Max Ventures and Industries Limited 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 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	June 30, 2023		March 31, 2023	
	Number of options	Weighted Average exercise price (Rs.)	Number of options	Weighted Average exercise price (Rs.)
Outstanding at the start of the year	8,93,976	30.59	-	-
Add- Adjustment on account of merger (refer note 40)	-	-	8,29,156	17.83
Outstanding at the start of the year (post merger effect)	8,93,976	30.59	8,29,156	17.83
Options granted during the period	96,279	95.33	2,97,538	53.87
Forfeited during the year	1,50,282	26.64	75,740	12.90
Exercised during the year	-	-	1,56,978	15.84
Outstanding at the end	8,39,973	36.91	8,93,976	30.59
Exercisable at the end	2,87,672	14.75	88,962	13.99

For options exercised during the period, the weighted average share price at the exercise date was NIL per share. (March 31, 2023 : Rs. 15.84)

The weighted average remaining contractual life for the stock options outstanding as at June 30, 2023 and March 31, 2023 are as follows:

Date of grant	June 30, 2023		March 31, 2023	
	Number of options	Weighted average remaining life in years	Number of options	Weighted average remaining life in years
04-06-2020 (Grant Type III)	4,05,127	0.92	4,87,528	1.17
02-07-2021 (Grant Type IV)	78,733	1.92	96,231	2.17
02-07-2021 (Grant Type V)	-	-	12,679	2.17
25-07-2022 (Grant Type VI)	2,47,595	3.07	2,85,299	3.32
08-11-2022 (Grant Type VII)	12,239	3.36	12,239	3.61
19-05-2023 (Grant Type VIII)	96,279	3.36	-	-

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 period ended June 30, 2023, NIL (March 31, 2023 # - 1,56,978) 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.

also refer note 37



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

36 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	(Rs. In Lakhs)			
	Carrying Value		Fair Value	
	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023
1) Financial asset at amortized cost				
Non Current				
Other financial assets	4,983.01	4,582.58	4,983.01	4,582.58
Other bank balances	290.31	335.35	290.31	335.35
Current				
Loans	17,444.71	17,375.14	17,444.71	17,375.14
Other financial assets	3,116.29	604.81	3,116.29	604.81
Trade receivables	314.66	394.02	314.66	394.02
Cash and cash equivalents	119.61	155.61	119.61	155.61
Bank balances	1,285.92	1,389.79	1,285.92	1,389.79
2) Financial asset measured at fair value				
Investments (non current)	90,170.07	1,00,508.73	90,170.07	1,00,508.73
Investment (current)	16,311.61	10,414.78	16,311.61	10,414.78
3) Financial liabilities at amortized cost				
Non Current				
Borrowings	9,606.25	9,731.84	9,606.25	9,731.84
Lease liabilities	3,431.82	3,488.51	3,431.82	3,488.51
Other non current financial liabilities	1,549.41	1,440.75	1,549.41	1,440.75
Current				
Borrowings	5,256.10	7,071.22	5,256.10	7,071.22
Lease liabilities	244.39	236.66	244.39	236.66
Other financial liabilities	185.08	265.90	185.08	265.90
Trade payables	748.33	977.21	748.33	977.21

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 financial statements for the three months period ended June 30, 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 June 30, 2023

(Rs. In Lakhs)

Particulars	Carrying value June 30, 2023	Fair value		
		Level 1	Level 2	Level 3
Non-Current				
Investments	90,170.07	-	-	90,170.07
Other financial assets	4,983.01	-	-	4,983.01
Other bank balances	290.31	-	-	290.31
Current				
Loans	17,444.71	-	-	17,444.71
Investment	16,311.61	16,311.61	-	-
Other financial assets	3,116.29	-	-	3,116.29
Trade receivables	314.66	-	-	314.66
Bank balances	1,285.92	-	-	1,285.92
Cash and cash equivalents	119.61	-	-	119.61

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

(Rs. In Lakhs)

Particulars	Carrying value March 31, 2023	Fair value		
		Level 1	Level 2	Level 3
Non-Current				
Investments	1,00,508.73	-	-	1,00,508.73
Other financial assets	4,582.58	-	-	4,582.58
Other bank balances	335.35	-	-	335.35
Current				
Loans	17,375.14	-	-	17,375.14
Investment	10,414.78	10,414.78	-	-
Other financial assets	604.81	-	-	604.81
Trade receivables	394.02	-	-	394.02
Bank balances	1,389.79	-	-	1,389.79
Cash and cash equivalents	155.61	-	-	155.61

(iii) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on June 30, 2023

(Rs. In Lakhs)

Particulars	Carrying value June 30, 2023	Fair value		
		Level 1	Level 2	Level 3
Non Current				
Borrowings	9,606.25	-	-	9,606.25
Lease liabilities	3,431.82	-	-	3,431.82
Other non current financial	1,549.41	-	-	1,549.41
Current				
Borrowings	5,256.10	-	-	5,256.10
Lease liabilities	244.39	-	-	244.39
Other financial liability	185.08	-	-	185.08
Trade payables	748.33	-	-	748.33

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

(Rs. in Lakhs)

Particulars	Carrying value March 31, 2023	Fair value		
		Level 1	Level 2	Level 3
Non Current				
Borrowings	9,731.84	-	-	9,731.84
Lease liabilities	3,488.51	-	-	3,488.51
Other non current financial	1,440.75	-	-	1,440.75
Current				
Borrowings	7,071.22	-	-	7,071.22
Lease liabilities	236.66	-	-	236.66
Other financial liability	265.90	-	-	265.90
Trade payables	977.21	-	-	977.21

also refer note 40



37 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 sufficient capital expansion. The capital structure of the Company consists of debt, which includes the borrowings disclosed in notes 13 and 17, cash and cash equivalents disclosed in note 10 and equity as disclosed in the statement of financial position.

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 June 30, 2023 based on contractual undiscounted payments :-

March 31, 2023	0-1 Years	1-5 Years	More than 5 Years	Total
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	50.06%	49.94%	0.00%	100.00%
June 30, 2023				
Interest bearing borrowings	5,256.10	9,606.25	-	14,862.35
Trade payable	748.33	-	-	748.33
Other financial liabilities	185.08	1,549.41	-	1,734.49
% to Total	35.68%	64.32%	0.00%	100.00%

*Lease liability maturity profile has been disclosed under note 4 (ii)

Interest bearing borrowings

Excludes interest cash outflow as borrowings are on floating rate of interest.

	Schedule no	(Rs. in Lakhs)	
		As at June 30, 2023	As at March 31, 2023
(i) Non-Current borrowings	13	9,606.25	9,731.84
(ii) Short-term borrowings	17 (i)	4,714.31	6,536.72
(iii) Current maturity of long term borrowings	17 (i)	541.79	534.50
		14,862.35	16,803.06

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 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 team assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. Outstanding customer receivables are regularly monitored and any shipments to major customers are generally covered by letters of credit or other forms of credit insurance. An impairment analysis is performed at each reporting date on Company category basis. The calculation is based on exchange losses historical data and available facts as on date of evaluation. Trade receivables comprise a widespread customer base. The Company evaluates the concentration of risk with respect to trade receivables as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

(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.

d) Market risk

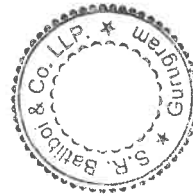
Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risks comprises three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity price risk. 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 June 30, 2023. 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, and June 30, 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 Max Estates Gurgaon Limited Acreage Builders Private Limited
Names of other related parties with whom transactions have taken place during the year	
Key management personnel	Mr. Sahil Vachani Mr. Nitin Kumar Kansal (Chief Financial Officer) Mr. Rishi Raj (upto 31-Jul-2023) Mr. Kishansingh Ramsinghaney (upto 31-Jul-2023) Mr. Bishawjit Das (upto 31-Jul-2023) Mr. Ankit Jain (Company Secretary upto 11-Jan-23) Mr. Abhishek Mishra (Company Secretary w.e.f 19-May-23)
Other Non-Executive/Independent Directors	Mr. Analjit Singh (Director) Mr. Dinesh Kumar Mittal Mr. K. Narsimha Murthy (upto 8-Aug-22) Mr. Niten Malhan Ms. Gauri Padmanabhan Mr. Ka Luk Stanley Tai
Entities controlled or jointly controlled by person or entities where person has significantly influence	Max Ventures Private Limited Piveta Estates Private Limited New Delhi House Services Limited Max Life Insurance Company Limited Max India Limited SKA Diagnostic Private Limited Antara Purukul Senior Living Limited New York Life Insurance Company Riga Foods LLP Max Financial Services Limited Analjit Singh HUF Delhi Guest House Private Limited Mr. Arjunjit Singh Trophy Estates Private Limited Max India Foundation
Employee benefit Trust	Max Financial Services Limited Employees' Provident Fund Trust

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Max Estates Limited
Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

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

(Rs. In lakhs)

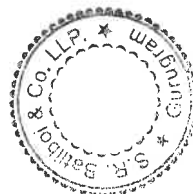
S.No	Nature of transaction	Particulars	For the year ended June 30, 2023	For the Period ended June 30, 2022
1	Reimbursement of expenses (Paid to)	Max Life Insurance Co. Limited	167.66	101.69
		Max Asset Services Limited	11.88	33.01
		Pharmax Corporation Limited	42.70	0.04
		New Delhi House Services Ltd.	19.29	16.56
		Max Financial Services Ltd	25.95	-
		Max Estates 128 Private Limited	4.62	-
		Max India Limited	-	2.00
		Total	272.10	153.30
2	Income from shared services	Max Asset Services Limited	28.88	64.27
		Max I. Limited	1.89	2.41
		Pharmax Corporation Limited	20.36	18.29
		Total	51.13	84.97
3	Repair & Maintenance	New Delhi House Services Limited	0.04	3.48
		Delhi Guest House Private Limited	3.67	4.83
		Max Asset Services Limited	6.75	-
	Total	10.46	8.31	
4	Lease payments	Delhi Guest House Private Limited	15.00	15.00
		SKA Diagnostics Private Limited	11.06	11.04
		Total	26.06	26.04
5	Contribution to Provident Fund Trust	Max financial services limited Employees' Provident Fund Trust	15.12	16.43
	Total	15.12	16.43	
6	Directors' sitting fees	Analjit Singh	2.00	2.00
		Dinesh Kumar Mittal	4.00	8.00
		Gauri Padmanabhan	4.00	5.00
		Nitin Mallan	4.00	5.00
		K.N Murthy	-	9.00
		Total	14.00	29.00
		7	Key managerial remuneration - short term employment benefits	Sahil Vachani
Nitin Kumar Kansal	21.54			20.25
Ankit Jain	-			4.37
Abhishek Mishra	5.34			-
Total	69.60			64.73
8	Key managerial remuneration - post employment benefits	Sahil Vachani	5.59	2.34
		Nitin Kumar Kansal	3.01	1.40
		Ankit Jain	-	0.26
		Abhishek Mishra	0.63	-
		Total	9.23	4.00
9	Investment made	Acreage Builders Pvt Ltd	10,501.84	-
		Max Towers Pvt Ltd	130.45	-
		Total	10,632.28	-
10	Loan received back	Acreage Builders Pvt Limited	4,200.00	-
		Max Towers Private Limited	184.00	873.35
		Pharmax Corporation Limited	327.62	595.00
		Max I. Limited	13.00	-
		Max Estates Gurgaon Limited	7.90	-
		Max Asset Services Limited	470.00	-
		Total	5,202.52	1,468.35
		Max Estates 128 Private Limited	1,627.00	1,348.50
Total	1,627.00	1,348.50		
12	Brokerage income	Trophy Estates Private Limited	-	1.91
	Total	-	1.91	
13	Guarantee fees	Pharmax Corporation Limited	3.20	-
		Max Square Limited	6.29	-
		Total	9.48	-
14	Management fee (included in legal and professional expenses)	Analjit Singh	75.00	56.25
		Total	75.00	56.25
15	Rent paid	Max Asset Services Limited	1.89	-
		Delhi Guest House Private Limited	15.00	15.00
		Total	16.89	15.00
16	Loan given	Max Estates Gurgaon Limited	4,825.90	-
		Max Asset Services Limited	235.00	400.00
		Max I. Limited	14.00	12.00
		Acreage Builders Pvt Limited	25.00	-
		Pharmax Corporation Limited	80.00	656.40
		Max Towers Private Limited	92.50	692.54
		Total	5,272.40	1,760.94
		New York Life Insurance Company	14,490.65	-
Total	14,490.65	-		
18	Purchase of Vehicle	Max Ventures Private Limited	3.47	-
		Total	3.47	-



Max Estates Limited
Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

38 (b) Balances outstanding at period end

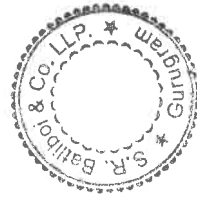
S.No	Nature of transaction	Particulars	(Rs. In lakhs)			
			As at June 30, 2023	As at March 31, 2023		
1	Statutory dues payable	Max Financial services Limited Employees' Provident Fund Trust	5.91	4.95		
		Total	5.91	4.95		
2	Trade Receivables	Max Ventures Private Limited	-	3.19		
		Max Asset Services Limited	0.50	16.48		
		Max Ventures Investment Holding Private Limited	10.13	10.13		
		Piveta Estates Private Limited	6.29	6.29		
		Max I. Limited	4.27	-		
		Acreege Builders Private Limited	120.81	71.29		
		Max Towers Private Limited	-	-		
		New Delhi House Services Limited	2.02	-		
		Antara Purukul Senior Living Limited	0.36	0.36		
		Max India Foundation	-	-		
		Max India Limited	5.90	5.90		
		Max Square Limited	6.83	1.16		
		Total	157.11	114.80		
		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		
5	Provision made against above	Max Asset Services Limited	-	-		
		Total	-	-		
6	Trade payables and Capital Creditors	Antara Purukul Senior Living Limited	0.08	0.08		
		Max Asset Services Limited	-	6.69		
		Rishi Raj	-	(2.50)		
		Pharmax Corporation Limited	17.08	-		
		Max Square Limited	-	-		
		Total	17.16	4.27		
7	Other receivables	Max Asset Services Limited	-	5.11		
		Max Ventures Private Limited	8.65	5.46		
		Piveta Estates Private Limited	2.83	2.83		
		Max Towers Private Limited	20.00	20.00		
		Max Life Insurance Co. Limited	0.61	1.70		
		Max Financial Services Ltd	12.61	-		
		Acreege Builders Private Limited	218.72	218.72		
		Max Estates 128 Private Limited	300.86	406.70		
		Pharmax Corporation Limited	71.92	17.07		
		Max Square Limited	-	16.48		
		Max I. Limited	-	2.54		
		Total	636.20	696.61		
		8	Loan	Max Towers Private Limited	768.09	860.00
				Pharmax Corporation Limited	3,846.53	4,094.15
Max Asset Services Limited	1,757.26			1,992.26		
Max I. Limited	523.70			522.70		
Max Estates Gurgaon Limited	9,994.00			5,176.00		
Acreege Builders Private Limited	555.02			4,730.02		
Total	17,444.60			17,375.13		
Max Towers Private Limited	2,214.00			2,214.00		
9	Investment in Debentures	Max I. Limited - deemed equity	2,052.55	2,052.55		
		Max I. Limited	54.40	54.40		
		Max Square Limited - deemed equity	290.17	150.61		
		Max Asset Services Limited - deemed equity	13.02	13.02		
		Max Estates 128 Private Limited - deemed equity	57.82	57.82		
		Max Towers Private Limited - deemed equity	388.70	340.95		
		Max Towers Private Limited - deemed equity	-	17.71		
		Total	5,070.66	4,901.06		
		10	Trade payables and capital creditors	Max India Limited	-	50.00
				New Delhi House Services Limited	0.55	-
Delhi Guest House Limited	12.67			12.67		
Total	13.22			62.67		
11	Security deposit made	Max Asset Services Limited	21.90	21.90		
		Max Life Insurance Co. Limited	244.30	244.30		
		Delhi Guest House Limited	15.00	15.00		
		SKA Diagnostic Private Limited	9.37	9.37		
		Total	290.57	290.57		
12	Investment outstanding	Max Towers Private Limited	6,506.00	6,506.00		
		Max Square Limited	5,610.49	3,571.00		
		Pharmax Corporation Limited	6,073.05	6,073.05		
		Max Estates 128 Private Limited	29,251.50	29,251.50		
		Max Estates Gurgaon Limited	10.00	10.00		
		Max I. Limited	5.00	5.00		
		Max Asset Services Limited	205.00	205.00		
		Acreege Builders Private Limited	15,002.74	29,493.39		
Total	62,663.78	75,114.94				



Max Estates Limited
Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

(Rs. In lakhs)

S.No	Nature of transaction	Particulars	As at June 30, 2023	As at March 31, 2023
13	Compulsorily convertible debentures	Max Towers Private Limited	7,103.03	6,826.94
		Max Square Limited	5,610.50	3,571.00
		Acreage Builders Private Limited	3,988.81	-
		Total	16,702.34	10,397.94
14	Guarantee fees	Pharmax Corporation Limited	5.85	91.81
		Total	252.10	91.81
15	Compulsorily convertible preference shares	Pharmax Corporation Limited	3,900.00	3,900.00
		Total	3,900.00	3,900.00
16	Security deposit (Received)	Max Asset Services Limited	16.31	59.66
		Pharmax Corporation Limited	40.00	-
		Total	56.31	59.66
17	Interest accrued on CCD	Max Square Limited	408.39	1,328.07
		Total	408.39	1,328.07
18	Guarantee fees receivable	Max Square Limited	-	68.92
		Total	-	68.92
19	Loan Outstanding	Max Estates 128 Private Limited	4,798.79	5,176.00
		Total	4,798.79	5,176.00



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

(a) Particulars of Loans given:

Sr. No	Name of the Loanee	Opening Balance as on March 31, 2023	Loan given	Loan repaid	(Rs. in Lakhs)	
					Closing Balance as on June 30, 2023	Purpose
1	Max Towers Private limited	860.00	92.50	184.30	768.20	Operational Cash Flow requirement
2	Max Asset Services Limited	1,992.26	235.00	470.00	1,757.26	Operational Cash Flow requirement
3	Max I. Limited	522.70	14.00	13.00	523.70	Operational Cash Flow requirement
4	Pharmax Corporation Limited	4,094.15	80.00	327.62	3,846.53	Operational Cash Flow requirement
5	Max Estates Gurgaon Limited	5,176.00	4,825.90	7.90	9,994.00	Operational Cash Flow requirement
6	Acreage Builders Private Limited	4,730.03	25.00	4,200.01	555.02	Operational Cash Flow requirement
		17,375.14	5,272.40	5,202.83	17,444.71	

*also refer note 10(vi)

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

Sr. No	Name of the financial institutions / banks/NBFC	As at March 31, 2023	Guarantee given	Guarantee discharged	(Rs. in Lakhs)	
					As at June 30, 2023	Purpose
1	IDFC First Bank	4,016.20	890.00	-	4,906.20	Corporate guarantee has been given for loan taken by Pharmax Corporation Limited and Max Towers Private Limited for construction of Max House Okhla
2	Axis Bank	21,998.13	2,000.00	-	23,998.13	Corporate guarantee has been given for loan taken for business purpose by Max Square Limited, subsidiary.
3	HDFC Bank / Bajaj Housing Finance	24,603.34	-	-	24,603.34	Corporate guarantee has been given for loan taken for business purpose by Max Towers Private Limited, subsidiary.
4	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.
		65,456.67	2,890.00	-	68,346.67	

(c) Particulars of Investments made in equity:

Sr. No	Name of the Investee	Opening Balance as on March 31, 2023	Investment made	Investment redeemed	(Rs. in Lakhs)	
					Closing Balance as on June 30, 2023	Purpose
Investment in subsidiaries						
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	6,846.95	-	-	6,846.95	Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,721.61	-	-	3,721.61	Strategic investment
3	Pharmax Corporation Limited	6,090.76	-	-	6,090.76	Strategic investment
4	Acreage Builders Private Limited	29,493.39	-	14,490.65	15,002.74	Strategic investment
5	Max Asset Services Limited	205.00	-	-	205.00	Strategic investment
6	Max I. Limited	2,057.55	-	-	2,057.55	Strategic investment
7	Max Asset Services Limited	6.72	-	-	6.72	ESOP
8	Max Estates 128 Private Limited	29,251.49	-	-	29,251.49	Strategic investment
9	Max Estates Gurgaon Limited	10.00	-	-	10.00	Strategic investment
10	Max Estates 128 Private Limited	57.82	-	-	57.82	Corporate guarantee
		77,741.29	-	14,490.65	63,250.64	

(d) Particulars of Investments made in debentures:

Sr. No	Name of the Investee	Opening Balance as on March 31, 2023	Investment made	Investment redeemed	(Rs. in Lakhs)	
					Closing Balance as on June 30, 2023	Purpose
Investment in subsidiaries						
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	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	Strategic investment
3	Max I. Limited	54.40	-	-	54.40	Strategic investment
4	Max Asset Services Limited	2,214.00	-	-	2,214.00	Strategic investment
5	Acreage Builders Private Limited	-	3,988.81	-	3,988.81	Strategic investment
		31,859.40	3,988.81	-	35,848.21	

(e) Particulars of Investments made in Preference Shares

Sr. No	Name of the Loanee	(Rs. in Lakhs)		Purpose
		Opening Balance as on March 31, 2023	Closing Balance as on June 30, 2023	
1	Pharmax Corporation Limited	3,900.00	3,900.00	Strategic investment

also refer note 40



Max Estates Limited

Notes forming part of the Standalone financial statements for the three months period ended June 30, 2023

40 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 previous 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.

Subsequent to the period end, SEBI granted the relaxation to the Company on from the applicability of Rule 19 (2)(b) of Securities Contract (Regulation) Rule 1957 for the listing of the shares on stock exchanges.

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.

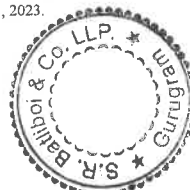
(c) Upon the coming into effect of this Scheme and in consideration of the transfer, 1 (one) equity shares of the face value of INR 10 each fully paid-up of the Company are required to be issued against every 1 (one) equity shares of INR 10 each fully paid-up held by the shareholders of the transferor company. Consequent to this, the Company shall issue 146,976,918 equity shares of INR 10 each fully paid-up for 146,976,918 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 June 30, 2023. 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 debted 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 financial statements for the three months period ended June 30, 2023

42 Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital attributable to the equity shareholders of the Group, securities 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's policy is to keep the gearing ratio between 30% to 60%. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents, other bank balances.

43 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 June 30, 2023	As at March 31, 2023
i) The principal amount and the interest due thereon remaining unpaid to any supplier		
- Principal amount	41.11	Nil
- 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.

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

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company does not have any transactions with companies that are struck off.
- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) 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:
 - (a) 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
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with understanding (whether recorded in writing or otherwise) that Company shall :
 - (a) 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)
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) 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.
- (viii) The borrowings obtained by the Company from banks and financial institutions have been applied for the purposes for which such loans were taken.
- (ix) 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.
- (x) 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.
- (xi) None of the entities in the group have been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (xii) The Company has complied with the number of layers prescribed under the Companies Act, 2013.
- (xiii) 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 40.
- (xiv) 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.
- (xv) 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 : Gurugram
Date: October 19, 2023

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

Sahil Vachani

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

Nitin Kumar Kansal

Nitin Kumar Kansal
(Chief Financial Officer)

Place : Noida
Date: October 19, 2023

Dinesh Kumar Mittal

Dinesh Kumar Mittal
(Director)
DIN: 00040000

Abhishek Mishra

Abhishek Mishra
(Company Secretary)