

INDEPENDENT AUDITOR'S REPORT

To the Members of Max Square Limited

Report on the Audit of the Financial Statements**Opinion**

We have audited the accompanying financial statements of Max Square Limited ("the Company"), which comprise the Balance sheet as at March 31, 2024, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the 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 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 Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Information Other than the Financial Statements and Auditor's Report Thereon

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

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

Responsibility of Management for the Financial Statements

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



completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 financial statements, including the disclosures, and whether the 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.



Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of accounts required by law have been kept by the Company so far as it appears from our examination of those books except for the matters stated in the paragraph (i)(vi) below on reporting under Rule 11(g);
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of accounts;
 - (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (g) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2024;
 - (h) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) and paragraph (i)(vi) below on reporting under Rule 11(g).
 - (i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements- Refer to note 23 to the financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the



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Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

- v. No dividend has been declared or paid during the year by the Company.
- vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software except that, audit trail feature is not enabled for certain changes made using privileged access rights, as described in note 34 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of accounting software.

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

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per **Pravin Tulsyan**

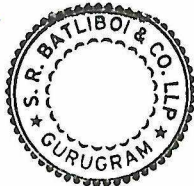
Partner

Membership Number: 108044

UDIN: 24108044BKFLXZ3366

Place of Signature: Mumbai

Date: May 21, 2024



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

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

- i. (a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and investment property.

(a)(B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.

(b) All property, plant and equipment have not been physically verified by the management during the year but there is a regular program of verifying them over a period of three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) The title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company.

(d) The Company has not revalued its Property, Plant and Equipment (including Investment Property) or intangible assets during the year ended March 31, 2024.

(e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- ii. (a) The Company’s business does not require maintenance of inventories and, accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.

(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- iii. (a) During the year, the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.

(b) During the year, the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b), 3(iii)(c), 3(iii)(d), 3(iii)(e) and 3(iii)(f) of the Order is not applicable to the Company.
- iv. There are no loans, investments, guarantees, and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company.
- v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- vi. To the best of our knowledge and as explained, the Central Government has not specified the maintenance of cost records under Section 148(1) of the Companies Act, 2013, for the products/services of the Company. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.



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- vii. (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

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

- (b) The dues of Income Tax which have not been deposited on account of any dispute, are as follows:

Name of the statute	Nature of the dues	Amount (Rs Lakhs)*	Period to which the amount relates	Forum where the dispute is pending
Income Tax Act, 1961	Income Tax	21.13	AY 2021-22	Commissioner of Income Tax (Appeals)

There are no dues of goods and services tax, provident fund, employees' state insurance, and other statutory which have not been deposited on account of any dispute.

- viii. The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender
- (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) Term loans were applied for the purpose for which the loans were obtained.
- (d) The Company did not raise any funds during the year hence, the requirement to report on clause (ix)(d) of the Order is not applicable to the Company.
- (e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has complied with provisions of sections 42 and 62 of the Companies Act, 2013 in respect of the preferential allotment or private placement of shares or convertible debentures respectively during the year. The funds raised, have been used for the purposes for which the funds were raised.
- xi. (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed in Form ADT - 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.



- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b), (c) of the Order are not applicable to the Company.
- xiii. Transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards.
- xiv. (a) The Company has an internal audit system commensurate with the size and nature of its business.
(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.
- xv. The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- xvi. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
(b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.
(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
(d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- xvii. The Company has incurred cash losses amounting to Rs. 1,734.87 Lakhs in the current year and amounting to Rs. 111.80 lakhs in the immediately preceding financial year respectively.
- xviii. There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.
- xix. On the basis of the financial ratios disclosed in notes to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.



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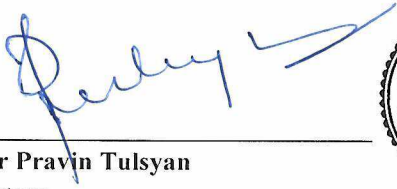
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- xx. (a) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a) of the Order is not applicable to the Company.
- (b) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(b) of the Order is not applicable to the Company.

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

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005



per **Pravin Tulsyan**

Partner

Membership Number: 108044

UDIN: 24108044BKFLXZ3366

Place of Signature: Mumbai

Date: May 21, 2024

ANNEXURE 2 TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THESE FINANCIAL STATEMENTS OF Max Square Limited

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

We have audited the internal financial controls with reference to financial statements of Max Square Limited ("the Company") as of March 31, 2024, in conjunction with our audit of these financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls with Reference to these Financial Statements

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



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Inherent Limitations of Internal Financial Controls with Reference to these Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to these financial statements and such internal financial controls with reference to these financial statements were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

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

Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005



per **Pravin Tulsyan**

Partner

Membership Number: 108044

UDIN: 24108044BKFLXZ3366

Place of Signature: Mumbai

Date: May 21, 2024



Max Square Limited
CIN: U70200UP2019PLC118369
Balance sheet as at March 31, 2024

Particulars	Notes	(Rs. in Lakhs)	
		As at March 31, 2024	As at March 31, 2023
ASSETS			
Non-current assets			
Property, plant and equipment	3(i)	55.30	-
Investment Property	3(ii)	72,234.64	42,635.83
Financial assets			
(i) Other financial assets	4	944.16	211.58
Other non current assets	5	916.71	4,677.00
Deferred tax assets (net)	6	5,714.73	2,349.02
		<u>79,865.54</u>	<u>49,873.43</u>
Current assets			
Financial assets			
(i) Trade receivables	7(i)	6.09	-
(ii) Investment	7(ii)	1,260.67	181.57
(iii) Cash and cash equivalents	7(iii)	371.55	1,036.76
(iv) Bank balances other than (iii) above	7(iv)	691.32	144.25
(v) Other financial assets	7(v)	99.63	8.56
Other current assets	8	995.74	67.25
		<u>3,425.00</u>	<u>1,438.40</u>
TOTAL ASSETS		<u>83,290.54</u>	<u>51,311.83</u>
EQUITY AND LIABILITIES			
Equity			
Equity share capital	9(i)	21,750.96	11,000.96
Other equity	9(ii)	3,651.45	3,263.42
Total equity		<u>25,402.41</u>	<u>14,264.38</u>
Non-current liabilities			
Financial liabilities			
(i) Borrowings	10	46,760.50	32,440.94
(ii) Other non-current liabilities	11	8,341.08	3,862.07
Provisions	12	55.51	26.68
		<u>55,157.09</u>	<u>36,329.69</u>
Current liabilities			
Financial liabilities			
(i) Borrowings	13(i)	132.80	-
(ii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises	13(ii)	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	13(ii)	25.34	17.34
(iii) Other current financial liabilities		1,972.00	333.19
Other current liabilities	14	535.94	338.59
Provisions	15	64.96	28.65
		<u>2,731.04</u>	<u>717.77</u>
TOTAL LIABILITIES		<u>57,888.13</u>	<u>37,047.46</u>
TOTAL EQUITY AND LIABILITIES		<u>83,290.54</u>	<u>51,311.83</u>

Summary of corporate information and material accounting policies (Refer Note 1 & 2)
The accompanying notes are an integral part of financial statements 3-34

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

per Pravin Tulsyan
Partner
Membership No. 108044



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

Nitin Kumar Kansal
(Chairman)
(DIN: 03048794)

Sharad Kumar
(Chief Financial Officer)

Savi Madaan
(Company Secretary)

Place: Mumbai
Date: May 21, 2024

Place: Noida
Date: May 21, 2024

Max Square Limited
Statement of profit and loss for the year ended March 31, 2024


Particulars	Notes	(Rs. in lakhs)	
		For the year ended March 31, 2024	For the year ended March 31, 2023
INCOME			
Revenue from operations	16	1,059.05	-
Other income	17	57.53	-
Total income		1,116.58	-
EXPENSES			
Finance costs	18	3,209.32	-
Depreciation and amortization expense	19	891.74	-
Other expenses	20	511.13	111.80
Total expenses		4,612.19	111.80
(Loss) before tax		(3,495.61)	(111.80)
Tax expenses			
- Current tax		-	-
- Deferred tax	21	(869.00)	-
Total tax expense/ (credit)		(869.00)	-
(Loss) after tax		(2,626.61)	(111.80)
Other comprehensive income/ (loss)			
Other comprehensive income not to be reclassified to profit or loss		-	-
Total comprehensive (loss) for the year		(2,626.61)	(111.80)
Earnings per equity share (Nominal Value of share Rs.10/-) (refer note 22)			
Basic (Rs.)		(1.53)	(0.12)
Diluted (Rs.)		(1.53)	(0.12)

Summary of corporate information and material accounting policies (Refer Note 1 & 2)
The accompanying notes are an integral part of financial statements


3-34

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

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


per Pravin Tulsyan
Partner
Membership No. 108044




Nitin Kumar Kansal
(Chairman)
(DIN: 03048794)


Sharad Kumar
(Chief Financial Officer)


Savi Madaan
(Company Secretary)

Place: Mumbai
Date: May 21, 2024

Place: Noida
Date: May 21, 2024

Max Square Ltd
Statement of cash flows for the year ended March 31, 2024

Particulars	(Rs. in lakhs)	
	For the year ended March 31, 2024	For the year ended March 31, 2023
Cash flow from operating activities		
Loss before tax	(3,495.61)	(111.80)
Adjustments to reconcile loss before tax to net cash flows:		
Depreciation of property, plant and equipment	3.74	-
Depreciation on investment property	888.00	-
Interest income on unwinding of security deposit	57.53	-
Finance costs	3,209.32	-
Operating profit before working capital changes	662.98	(111.80)
Working capital adjustments:		
(Increase) / Decrease in other current assets	(928.49)	(16.15)
(Increase) / Decrease in trade receivables	(6.09)	-
(Increase) / Decrease in non current assets	(566.40)	(3,416.36)
(Increase) / Decrease in other financial assets	(849.22)	(25.47)
Increase / (Decrease) in provisions	65.14	11.14
Increase / (Decrease) in other current financial liabilities	-	(7.28)
Increase / (Decrease) in other non-current financial liability	3,599.34	1,253.57
Increase / (Decrease) in other current liabilities	3,341.09	151.61
Increase/(decrease) in trade and other payables	8.00	(36.39)
Cash generated from operations	5,326.35	(2,197.13)
Income tax paid (Net)	(44.66)	(9.71)
Net cash flows from/ (used) operating activities (A)	5,281.70	(2,206.84)
Cash flow from investing activities		
Purchase of Investment Property (including investment property under development)	(26,888.93)	(12,494.60)
Purchase of Property, plant and equipment	(59.04)	-
Movement in deposits (Net)	(547.07)	475.00
Purchase of investments	(4,350.02)	(3,603.56)
Sale of investments	3,270.92	3,501.36
Interest received	30.97	79.67
Net cash flows used in investing activities (B)	(28,543.17)	(12,042.13)
Cash flow from financing activities		
Proceeds from Long term borrowings	16,642.86	29,553.87
Repayment of Long term borrowings	(12,702.92)	(20,713.10)
Interest paid	(2,843.67)	(1,586.13)
Proceed from issue of share capital	10,750.00	3,999.00
Proceeds from issue of Compulsorily Convertible Debentures (CCD)	10,750.00	3,999.00
Net cash flows from financing activities ^ (C)	22,596.26	15,252.64
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(665.21)	1,003.67
Cash and cash equivalents at the beginning of the year	1,036.76	33.09
Cash and cash equivalents at year end	371.55	1,036.76
Components of cash and cash equivalents :-		
Particulars	As at March 31, 2024	As at March 31, 2023
Balances with banks:		
On current accounts	371.55	1,036.19
Cash on hand	-	0.57
	371.55	1,036.76

Note: The cash flow statement has been prepared under the indirect method as set out in the Ind AS 7 "Statement of Cash Flows"

Summary of corporate information and material accounting policies (Refer Note 1 & 2)
The accompanying notes are an integral part of financial statements 3-34

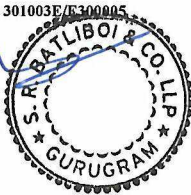
For S.R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 301003E/B300005

per Pravin Tulsyan

Partner

Membership No. 108044



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

Nitin Kumar Kansal
(Chairman)
(DIN: 03048794)

Sharad Kumar

Sharad Kumar
(Chief Financial Officer)

Savi Madaan

Savi Madaan
(Company Secretary)

Place: Mumbai
Date: May 21, 2024

Place: Noida
Date: May 21, 2024

Max Square Ltd
Statement of changes in equity for the year ended March 31, 2024

a) Equity share capital

Particulars	Nos.	(Rs. in lakhs)
As at March 31, 2022	7,00,19,608	7,001.96
Add: Equity share issued during the year (refer note 9(i))	3,99,90,000	3,999.00
As at March 31, 2023	11,00,09,608	11,000.96
Add: Equity share issued during the year (refer note 9(i))	10,74,99,992	10,750.00
As at March 31, 2024	21,75,09,600	21,750.96

b) Other equity (refer note 9(ii))

Particulars	Reserves and				Total equity
	Retained earnings	Employee Stock Options outstanding	Equity portion of guarantee fees	Equity portion of Compulsory convertible debentures	
As at April 1, 2022	(92.41)	5.61	107.51	-	16.20
(Loss) for the year	(111.80)	-	-	-	(33.04)
Employees stock option expense recognised during the year	-	13.37	-	-	(33.04)
Equity portion of compulsory convertible debentures	-	-	-	3,186.04	3,186.04
Other comprehensive income/(Loss) for the year	-	-	-	-	-
Equity portion of Guarantee fees during the year	-	-	155.10	-	-
As at March 31, 2023	(204.21)	18.98	262.61	3,186.04	3,263.42
Employees stock option expense recognised during the year	-	22.71	-	-	22.71
(Loss) for the year	(2,626.61)	-	-	-	(2,626.61)
Addition on account of new loan guarantee fees	-	-	186.36	2,914.95	3,101.31
Other comprehensive income/(Loss) for the year	-	-	-	-	-
Reversal on account of repayment of loan from bank	-	-	(109.38)	-	(109.38)
As at March 31, 2024	(2,830.82)	41.69	339.59	6,100.99	3,651.46

Summary of corporate information and material accounting policies (Refer Note 1 & 2)
The accompanying notes are an integral part of financial statements 3-34

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

per Pravin Tulsyan
Partner
Membership No. 108044



For and on behalf of the Board of Directors of
Max Square Ltd.

Nitin Kumar Kansal
(Chairman)
(DIN: 03048794)

Sharad Kumar
(Chief Financial Officer)

Savi Madaan
(Company Secretary)

Place: Mumbai
Date: May 21, 2024

Place: Noida
Date: May 21, 2024

Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

1 Corporate Information

Max Square Limited, (the Company) is a company (CIN: U70200UP2019PLC118369) registered under Companies Act, 2013 and incorporated on 24th June 2019. The Company engaged in the business of Real Estates development. Registered office of the Company is located at Max Towers, L-20, C- 001/A/1 Sector- 16B Noida Gautam Buddha Nagar UP 201301, India.

The financial statements were authorised for issue in accordance with a resolution of the directors on May 21, 2024

2 Material accounting policies

2.1 Basis of preparation

These separate financial statement 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 financial statement.

The financial statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value.

(i) Certain financial assets and liabilities that are measured at fair value.

Financial Statement are presented in INR and all values are rounded to nearest lakhs (INR 00,000) except when otherwise stated.

2.2 Summary of material 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:

(i) Expected to be realized or intended to be sold or consumed in normal operating cycle

(ii) Held primarily for the purpose of trading

(iii) Expected to be realized within twelve months after the reporting period, or

(iv) 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:

(i) It is expected to be settled in normal operating cycle

(ii) It is held primarily for the purpose of trading

(iii) It is due to settled within twelve months after the reporting period, or

(iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

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. 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 CENVAT credit and VAT credit availed wherever applicable. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their respective useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

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

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 prorata 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)
Vehicles	8 Years



c. 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 Group 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 Company. 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.

Subsequent measurement (depreciation and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and accumulated impairment losses, if any. Depreciation on investment properties is provided on the straightline method, over the useful lives of the assets are as follows:

Asset Category	Estimated Life
Buildings	60
Plant & Machinery	15
Furniture and fixtures	10
Computers	6
Other equipments	6-10

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 an acceptable valuation model.

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.

d. Intangible assets

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

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

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

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

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



e. 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 provide on the revised carrying amount of the asset over its remaining economic life.

An assessments is made at each reporting date as to whether there is any indication that previously recognized impairment losses may 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.

f. Financial Instruments

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

(i) Financial assets

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

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

Initial recognition and measurement

All financial assets 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. 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.

Subsequent measurement

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

- (i) Debt instruments at amortized cost
- (ii) 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.

This category is the most relevant to the Company. 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 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. A 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.



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

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 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.

Where the Company has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognized if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

Inventories

Inventories comprise completed units for sale and property under construction (Work in progress):

(A) Completed Unsold inventory is valued at lower of cost and net realizable value. Cost is determined by including cost of land, materials, services and related overheads.

(B) Work in progress is valued at cost. Cost comprises value of land (including development rights), materials, services and other overheads related to projects under construction.

Impairment of financial assets

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

- Financial assets measured at amortised cost;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);

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 forward looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward looking estimates are analyzed.

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.

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

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 Company's 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.

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

Trade Payables

These amounts represents liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 90 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at fair value and subsequently measured at amortised cost using EIR method.



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the statement of profit and loss. Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in IND AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognised in OCI. These gains/ loss 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.

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 amortization.

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.

g. 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 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.

h. 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 Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the Ind AS financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- a) The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
- b) The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- c) The Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where any of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue is recognised over period of time in respect of rental 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 contractual agreed terms. Rental income is recorded on straight-line basis over the term of the lease, except for contingent rental income, which is recognised when it arises.

The policy for recognition of revenue from operating leases is described in point 'k' below

i. Taxes

Current income tax

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

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



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

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

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

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.

The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

j. Borrowing costs

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. 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.

k. Leases

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.

Company as a lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as a finance lease.

Finance leases are capitalized at the commencement of the lease at the inception date at fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's general policy on the borrowing costs.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term unless the payment are structured to increase in line with expected general inflation to compensate for the losses in expected inflationary cost increase.

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

l. 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 and are determined based on the best estimate required to settle the obligation at the reporting date. 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.

m. Retirement and other employee benefits

Provident fund

The Company contributed to employees 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

- (i) Service cost comprising current service cost, past service cost, gain & loss on curtailments and non routine settlements.
- (ii) 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 year end. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period 12 months, the same is presented as non-current liability.

Short-term obligations

Liabilities for wages and salaries, including non monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service upto 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

Employees of the Company receives defined incentive, whereby employees render services for a specified period. Long term incentive is measured on accrual basis over the period as per the terms of contract.

n. 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.

o. Earning 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 equity 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.



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

p. Foreign currencies

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The Company's financial statements are presented in Indian rupee (₹) 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.

Measurement of foreign currency items at the balance sheet date

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

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

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

q. Fair value measurement

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:

- (i) In the principal market for the asset or liability, or
- (ii) 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.

All assets and liabilities for which fair value is measured or disclosed in the 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:

- (i) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- (ii) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- (iii) 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 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.

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
- Quantitative disclosures of fair value measurement hierarchy
- Investment in unquoted equity shares
- Financial instruments (including those carried at amortised cost)

2.3 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.

B. New and amended standards

Ministry of Corporate Affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, 2019 notifies new standard or amendments to the standards. There is no such new notification which would be applicable from April 1, 2024.



2.4 Significant accounting judgements, estimates and assumptions

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 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 has several lease contracts that include extension and termination options. 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)

The Company included the renewal period as part of the lease term for leases of plant and machinery with shorter non-cancellable period (i.e., three to five years). The Company typically exercises its option to renew for these leases because there will be a significant negative effect on production if a replacement asset is not readily available. The renewal periods for leases of plant and machinery with longer non-cancellable periods (i.e., 10 to 15 years) are not included as part of the lease term as these are not reasonably certain to be exercised. Furthermore, the periods covered by termination options are included as part of the lease term only when they are reasonably certain not to be exercised

Property lease classification – Company as lessor

Estimates and assumptions

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

(a) Defined benefit plans

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

(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.

(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 of 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.

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Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

3(i) Property, plant and equipment

	(Rs in lakhs)	
	Motor Vehicle	Total
At cost		
As at April 1, 2022	-	-
Additions	-	-
Disposals	-	-
As at March 31, 2023	-	-
Additions	59.04	59.04
Disposals	-	-
As at March 31, 2024	59.04	59.04
Amortization		
As at April 1, 2022	-	-
Additions	-	-
Disposals	-	-
As at March 31, 2023	-	-
Additions	3.74	3.74
Disposals	-	-
As at March 31, 2024	3.74	3.74
Net carrying amount		
As at March 31, 2024	55.30	55.30
As at March 31, 2023	-	-

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Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

3(ii) Investment Property

	Investment Property	Investment Property under development	(Rs in lakhs)
At cost			
As at April 1, 2022	-	28,141.77	28,141.77
Additions	-	14,494.05	14,494.05
Disposals	-	-	-
As at March 31, 2023	-	42,635.82	42,635.82
Additions	46,806.02	30,486.82	77,292.84
Capitalised during the year	-	(46,806.02)	(46,806.02)
As at March 31, 2024	46,806.02	26,316.62	73,122.64
Amortization			
As at April 1, 2022	-	-	-
Additions	-	-	-
Disposals	-	-	-
As at March 31, 2023	-	-	-
Additions	888.00	-	888.00
Disposals	-	-	-
As at March 31, 2024	888.00	-	888.00
Net carrying amount			
As at March 31, 2024	45,918.02	26,316.62	72,234.64
As at March 31, 2023	-	42,635.82	42,635.82

Ageing of Investment property under development:

Name of project	Less than 1 year	1-2 years	2-3 years	More than 3 years
Max square two project	26,152.17	164.45	-	-

Notes:

(i) During the year, investment property at Max square project has been capitalised on July 11, 2023.

(ii) There is no project whose completion is overdue or has exceeded its cost compared to its original plan as at March 31, 2024.

(iii) The Company has availed the goods and service tax credit of INR 129.96 lakhs related to project Max Square two (Previous year INR 3,508.10 lakhs related to Max Square out of which an amount of INR 748.63 lakhs related to moveable assets have been shown under balance with statutory authorities (Refer note 8)) in investment property which is currently under development.

(iv) Capitalised borrowing cost

During the year, the company has capitalised borrowing cost INR 4,283.56 lakhs (Previous year INR 2,772.20 lakhs)

(v) Amount recognised in profit and loss for investment property

	For the year ended Mar 31, 2024	For the year ended Mar 31, 2023
Rental income	1,059.05	-
Less: Direct operating expenses generating rental income	511.13	111.80
Profit from leasing of investment properties	547.92	(111.80)
Less: Depreciation Expense	891.74	-
Profit from leasing of investment properties after depreciation	(343.82)	(111.80)

(vi) Fair value

Fair value hierarchy and valuation technique

The fair value of investment property has been determined by the company internally, having appropriate professional qualification. 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, and discount rate of 12% (March 31, 2023: 12%).

(vii) Reconciliation of fair value:

	(Rs in lakhs)
Opening balance as at 1 April 2023	-
Increase of Fair value	63,000 to 68,000
Decline in fair value	-
Closing balance as at 31 Mar 2024	63,000 to 68,000

Valuation models applied for valuation:

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

(viii) Leasing arrangements

The investment property are leased to tenants under long term operating leases with rentals payable monthly. The lock-in of the properties is for a period of 3 to 5 years from the date of lease.



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

Particulars	(Rs. in lakhs)	
	As at March 31, 2024	As at March 31, 2023
4. Non Current financial assets		
(i) Other financial assets		
Security deposits	279.40	211.58
Rent receivable (Equalisation)	664.76	-
	<u>944.16</u>	<u>211.58</u>
5. Other non current assets (unsecured considered good)		
Capital advances	178.21	4,549.57
Deferred brokerage expenses	503.15	-
Others :		
Tax deducted at source recoverable	62.46	17.79
Deferred guarantee fee	172.89	109.64
	<u>916.71</u>	<u>4,677.00</u>

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Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

Particulars	(Rs. in lakhs)					
	As at March 31, 2024	As at March 31, 2023				
6. Deferred tax asset (net)						
(i) Deferred tax liability						
Investment property and PPE: Impact of difference between tax depreciation and depreciation charged for the financial reporting period	872.78	-				
Deferred Tax Liabilities on deferred brokerage expenses	176.58	-				
Deferred Tax Liabilities on rent equalisation reserve, security deposits and others	196.65	-				
Gross deferred tax liability (A)	1,246.01	-				
(ii) Deferred tax assets						
Brought forward losses and unabsorbed depreciation	2,234.32	-				
Temporary difference between book base and tax base on account of compulsory convertible debentures	4,726.42	2,349.01				
Gross deferred tax assets (B)	6,960.74	2,349.01				
Deferred Tax assets (B-A)	5,714.73	2,349.01				
7. Current financial assets						
(i) Trade receivables						
Secured, considered good	-	-				
Unsecured, considered good	6.09	-				
	6.09	-				
Ageing of trade receivables	Outstanding for following periods from due date of payment					
Undisputed Trade receivables – considered good	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
As on March 31, 2024	6.09	-	-	-	-	6.09
As on March 31, 2023	-	-	-	-	-	-
(ii) Investment						
Quoted mutual funds (Value at Fair Value)						
Aditya Birla Sun Life Overnight Fund - growth direct plan (Nil (Previous year Units - 27,724.78, NAV - 363.08))					-	100.66
DSP overnight fund - direct growth (Units 16,953.53, NAV - 3,451.36 (Previous yer Units - 2,514.98, NAV - 3,217.19))					585.13	
TATA mutual fund - direct growth (Units 17,729.41, NAV - 3,810.25 (Previous year Units Nil))					675.54	-
					1,260.67	181.58
Aggregate book value of quoted investment					1,260.67	181.58
Market value of quoted investment					1,260.67	181.58
(iii) Cash and cash equivalents						
Balances with banks:						
On current accounts					371.55	1,036.19
Cash in hand					-	0.57
					371.55	1,036.76
(iv) Bank balances other than (iii) above						
Deposits with remaining maturity for more than 3 months but less than 12 months					691.32	144.25
					691.32	144.25
*The company has maintained balance in Fixed deposit as Debt Service Reserve Accounts (DSRA) for term loan obtained from bank.						
(v) Other financial assets						
Interest accrued on fixed deposits					39.53	8.56
Rent receivable (Equalisation)					60.10	-
					99.63	8.56
8. Other current assets (unsecured considered good, unless otherwise stated)						
Unsecured, considered good						
Advances to suppliers, employees					2.74	-
Prepaid expenses					12.08	4.82
Balance with statutory authorities (Refer note 3(ii))					748.63	-
Deferred guarantee fee					33.80	62.43
Deferred brokerage expenses					198.49	-
					995.74	67.25



Max Square Limited
Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

9. Share capital and other equity

(i) Equity share capital

Particulars	(Rs. In lakhs)	
	As at March 31, 2024	As at March 31, 2023
a) Authorized		
24,00,00,000 equity shares of Rs.10/- each (Previous year 24,00,00,000 equity shares of Rs. 10/- each)	24,000.00	24,000.00
	24,000.00	24,000.00
Issued, subscribed and fully paid-up		
21,75,09,608 equity shares of Rs.10/- each (Previous year 11,00,09,608 equity shares of Rs. 10/- each fully paid up)	21,750.96	11,000.96
Total issued, subscribed and fully paid-up share capital	21,750.96	11,000.96

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

Equity shares	March 31, 2024		March 31, 2023	
	No. of shares	(Rs. In lakhs)	No. of shares	(Rs. In lakhs)
At the beginning of the year	11,00,09,608	11,000.96	7,00,19,608	7,001.96
Add: Shares issued during the year	10,74,99,992	10,750.00	3,99,90,000	3,999.00
Outstanding at the end of the year	21,75,09,600	21,750.96	11,00,09,608	11,000.96

c) Terms and rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The dividend if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

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

Name of the Shareholder	March 31, 2024		March 31, 2023	
	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 10 each fully paid-up				
Max Estates Limited #	11,09,30,000	51.00%	5,61,05,000	51.00%
New York Life Insurance Company	10,65,79,608	49.00%	5,39,04,608	49.00%

e) Aggregate number of Shares issued for consideration other than cash during the year of five years immediately preceding the reporting date - NIL

g) Shareholding of Promoters

Shares held by promoters at the end of the year :				
Period	Promoter Name	No. of shares	% of total shares	% Change during the year
As on March 31, 2024	Max Estates Limited #	11,09,30,000	51.00%	Nil
	New York Life Insurance Company	10,65,79,608	49.00%	Nil
As on March 31, 2023	Max Estates Limited #	5,61,05,000	51.00%	Nil
	New York Life Insurance Company	5,39,04,608	49.00%	Nil

including nominee shareholding



Max Square Limited
Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

9(ii) Other equity

Particulars	(Rs. in lakhs)	
	As at	As at
	March 31, 2024	March 31, 2023
a) Retained earnings (refer note a below)	(2,830.82)	(204.21)
b) Employees stock options (refer note b below)	41.69	18.98
c) Equity portion of guarantee fees (refer note c below)	339.59	262.61
d) Equity portion of compulsory convertible debenture(refer note d below)	6,100.99	3,186.04
	<u>3,651.45</u>	<u>3,263.42</u>
Notes:		
a) Retained earnings		
At the beginning of the year	(204.21)	(92.41)
(Loss) for the year	(2,626.61)	(111.80)
At the end of the year	<u>(2,830.82)</u>	<u>(204.21)</u>
b) Employees Stock Options		
At the beginning of the year	18.98	5.61
Shares issue expenses during the year	22.71	13.37
At the end of the year	<u>41.69</u>	<u>18.98</u>
c) Other equity - Equity portion of guarantee fees		
At the beginning of the year	262.61	107.51
Addition on account of equity created on guarantee fees	186.36	155.10
Reversal on account of repayment of loan from bank	(109.38)	-
At the end of the year	<u>339.59</u>	<u>262.61</u>
d) Other equity - Equity portion of compulsory convertible debentures		
At the beginning of the year	3,186.04	-
Addition during the year	2,914.95	3,186.04
At the end of the year	<u>6,100.99</u>	<u>3,186.04</u>

This addition on equity portion of compulsory convertible debentures consist of:

- (a) Equity portion on account of split of compound financial instrument: INR 272.77 lakhs (Previous year INR 558.02 lakhs)
(b) Equity portion on account of Deferred tax asset created on compound financial instruments: INR 2,642.19 lakhs (Previous year INR 2,628.02 lakhs)

Nature and purpose of reserves

- a) **Retained earnings**
The profits of the Company available for distribution as dividend.
- b) **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.
- c) **Equity portion of guarantee fees**
Equity in the form of guarantee given by Max Estates Limited ("the holding company") for term loan taken by the Company.
- d) **Equity portion of compulsory convertible debentures**
Equity portion on account of split of compound financial instrument and on account of Deferred tax asset created on compound financial instruments.



Max Square Limited
Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

10. Borrowings

Particulars	(Rs. in lakhs)	
	As at March 31, 2024	As at March 31, 2023
Non-current borrowings :-		
Term loans		
Compulsorily Convertible Debentures (CCD) (Unsecured)	20,930.83	10,442.81
From banks (Secured)	25,925.66	21,998.13
Vehicle loans (secured)		
	36.81	-
	46,893.30	32,440.94
Less: Amount disclosed under "Short term borrowings"	132.80	-
	46,760.50	32,440.94
Aggregate Secured loans	25,925.66	21,998.13
Aggregate Unsecured loans	20,930.83	10,442.81

Notes:

i) Compulsorily Convertible Debentures (Unsecured)

Terms of Series A - CCD

- Unsecured compulsorily convertible debentures having a face value of Rs. 10 each.
- Interest - Interest at the rate of 20% per annum, compounded annually, payable as follows -
 - Surplus cash flow will be used to pay all accrued but unpaid interest on Series B CCD, calculated from the Closing Date till March 31 of the relevant financial year
 - Balance surplus cash flow shall be utilised to pay all accrued but unpaid interest on the Series A CCDs
 - Conversion - automatically and mandatorily be converted into Equity Shares in the ratio of 1:1 on Conversion Date
 - Conversion date - earlier of, (a) the date when Series B CCDs are being converted; or (b) the date on which the Series A CCDs are required by Law to be mandatorily converted

Terms of Series B - CCD

- Unsecured compulsorily convertible debentures having a face value of Rs. 10 each.
- Interest - Interest at the rate of 20% per annum, compounded annually, payable as follows -
 - No interest shall be payable unless the Company has surplus cash flows in the financial year
 - Surplus cash flow will be used to pay all accrued but unpaid interest on Series B CCD, calculated from the Closing Date till March 31 of the relevant financial year
 - Conversion - automatically and mandatorily be converted into Equity Shares in the ratio of 1:1 on Conversion Date
 - Conversion date - earlier of, (a) at any time after six years from March 18, 2020; or (b) date of full exit by New York Life Insurance Corporation from the Company; or (c) the date on which the Series B CCDs are required by Law to be mandatorily converted

Terms of Series C - CCD

- Unsecured compulsorily convertible debentures having a face value of Rs. 10 each.
- Interest - Interest at the rate of 20% per annum, compounded annually, payable as follows -
 - Surplus cash flow will be used to pay all accrued but unpaid interest on Series C CCD, calculated from the Closing Date till March 31 of the relevant financial year.
 - Balance surplus cash flow shall be utilised to pay all accrued but unpaid interest on the Series A CCDs
 - Conversion - automatically and mandatorily be converted into Equity Shares in the ratio of 1:1 on Conversion Date
 - Conversion date - earlier of, (a) the date when Series D CCDs is being converted; or (b) the date on which the Series C CCDs are required by Law to be mandatorily converted

Terms of Series D - CCD

- Unsecured compulsorily convertible debentures having a face value of Rs. 10 each.
- Interest - Interest at the rate of 20% per annum, compounded annually, payable as follows -
 - No interest shall be payable unless the Company has surplus cash flows in the financial year
 - Surplus cash flow will be used to pay all accrued but unpaid interest on Series B CCD, calculated from the Closing Date till March 31 of the relevant financial year.
 - Conversion - automatically and mandatorily be converted into Equity Shares in the ratio of 1:1 on Conversion Date
 - Conversion date - earlier of, (a) at any time after six years from the November 7, 2022; or (b) date of full exit by New York Life Insurance Corporation from the Company; or (c) the date on which the Series D CCDs are required by Law to be mandatorily converted

ii) Axis Bank Limited (Secured)

The balance of loan taken from banks represents term loan taken by the Company from Axis Bank Limited with following break up -

- Term loan taken for construction - INR 11,300 Lakhs (March 31, 2023 - INR 21,998.13 Lakhs against total sanction limit of INR 24,000 Lakhs)
- Term loan taken as lease rental discounting - INR 14,672 Lakhs (Total sanctioned limit of INR 40,000 Lakhs) (March 31, 2023 - Nil)

i) Primary and collateral security:

- Exclusive charge on by way of equitable mortgage on project land of 2.6 acre land and building with complete available leasable area of approx 7 lakhs sqft in Max square project, being developed in Sector 129, Noida
 - First charge by way of assignment/hypothecation over all present and future current assets including lease rental receivables, parking rentals, CAM income, security deposit, sales receivables, any other income generated pertaining to the project
 - First charge on DSRA, Escrow account maintained with IBL pertaining to rental receivables of the project, wherever maintained, present & future.
 - Minimum security cover to be 1.5 times based on market values of the property to be maintained throughout tenure of the facility.
- Corporate guarantee of Max Estates Limited
 - DSRA - equivalent to 3 months interest and principle repayment

Repayment terms:-

Term loan taken for construction to be repaid by December 2025 and term loan taken as lease rental discounting to be repaid in 180 structured monthly installments starting from Sept'2024

Vehicle Loans

Notes Vehicle loan amounting to INR 36.81 lakhs (March 31, 2023: NIL) are secured by way of hypothecation of the vehicle. The loan is repayable in 3 years. Rate of interest is 9.2% and 9.6% (Previous year rate of interest: NIL).



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

Particulars	(Rs. in lakhs)		
	As at March 31, 2024	As at March 31, 2023	
11. Other non-current financial liabilities			
Security deposit received - non current	1,529.70	89.93	
Interest accrued & due on borrowings (CCD)	6,601.14	3,772.14	
Deferred finance income	210.24	-	
	<u>8,341.08</u>	<u>3,862.07</u>	
12. Non-current provisions			
Provision for employee benefits			
Provision for gratuity (Refer note 24)	55.51	26.68	
	<u>55.51</u>	<u>26.68</u>	
13. Current financial liabilities			
(i) Borrowings			
Current maturity of long term borrowings (refer note 10)	132.80	-	
	<u>132.80</u>	<u>-</u>	
(ii) Trade payables			
Total outstanding dues of micro enterprises and small enterprises (MSME)*	-	-	
Total outstanding dues of creditors other than micro enterprises and small enterprises	25.34	17.34	
	<u>25.34</u>	<u>17.34</u>	
Trade Payables ageing schedule as on 31st Mar 2024			
Particulars	Outstanding for following periods from due date of payment		
	<1 year	1-2 years	2-3 years
(i) MSME	-	-	-
(ii) Others	25.34	-	-
(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		
	<1 year	1-2 years	2-3 years
(i) MSME	-	-	-
(ii) Others	17.34	-	-
(iii) Disputed dues-MSME	-	-	-
(iv) Disputed dues -others	-	-	-
(iii) Other current financial liabilities			
Capital Creditors	1,838.12	333.19	
Deferred finance income	133.88	-	
	<u>1,972.00</u>	<u>333.19</u>	
14. Other current liabilities			
Statutory dues	535.94	338.59	
	<u>535.94</u>	<u>338.59</u>	
15. Current provision			
Provision for employee benefits			
Provision for leave encashment	64.01	28.21	
Provision for gratuity (refer note 24)	0.95	0.43	
	<u>64.96</u>	<u>28.64</u>	

*** 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.



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

Particulars	(Rs. in lakhs)	
	For the year ended March 31, 2024	For the year ended March 31, 2023
16. Revenue from contract with customers		
Revenue from Rentals	1,059.05	-
Total	1,059.05	-
Note:		
-The performance obligation is satisfied over-time and payment is generally due upon completion of service.		
-The revenue from rentals includes the straight lining of rent, considering the impact of rent free period and escalations over the estimated lease period.		
17. Other income		
Interest on unwinding of security deposit	57.53	-
	57.53	-

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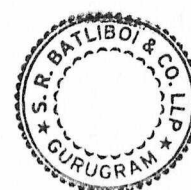
Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

18. Finance costs

	(Rs. in lakhs)	
	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest on:		
- term loan from banks	1,640.72	-
- compulsorily convertible debentures (CCD)	1,471.38	-
- unwinding of security deposit	50.00	-
Other borrowing costs	47.22	-
	<u>3,209.32</u>	<u>-</u>
19. Depreciation and amortization expense		
Depreciation of property, plant and equipment (refer note 3(i))	3.74	-
Depreciation of investment property (refer note 3(ii))	888.00	-
	<u>891.74</u>	<u>-</u>
20. Other expense		
Facility management	189.17	-
Legal and professional *	13.25	10.00
Insurance	11.73	-
Directors sitting fees	3.09	2.33
Marketing expenses	92.71	61.88
Rates & taxes	110.01	37.61
Brokerage	91.17	-
	<u>511.13</u>	<u>111.80</u>
* Payment to auditor (included in legal and professional fee)		
As auditor:		
Audit fee	12.50	10.00
Reimbursement of expenses	0.57	-
	<u>13.07</u>	<u>10.00</u>

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Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

21 Income Tax

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
The major components of income tax expense for the year ended March 31, 2024 and March 31, 2023 :		
Current income tax :		
Current tax	-	-
Deferred tax :		
Relating to origination and reversal of temporary differences	(869.00)	-
Income tax expense reported in the statement of profit and loss	(869.00)	-
Deferred tax relates to the following:		
Deferred tax liabilities		
Investment property and PPE: Impact of difference between tax depreciation and depreciation charged for the financial reporting period	872.78	-
Deferred Tax Liabilities on deferred brokerage expenses	176.58	-
Deferred Tax Liabilities on rent equalisation reserve, security deposits and others	196.65	-
Gross deferred tax liabilities (a)	1,246.01	-
Deferred tax assets		
Brought forward losses and unabsorbed depreciation	2,234.32	-
Temporary difference between book base and tax base on account of compulsory convertible debentures	4,726.42	2,349.01
Gross deferred tax assets (b)	6,960.74	2,349.01
Deferred tax assets (net)	(5,714.73)	(2,349.01)

Reflected in the balance sheet as follows:

Reconciliation of deferred tax liabilities (net):

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Opening balance	-	-
Tax expense/(income) during the period recognised in profit or loss	(869.00)	-
Tax expense/(income) during the period recognised in OCI	-	-
Closing balance	(869.00)	-

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.

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2024 and March 31, 2023:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Accounting (Loss) before tax	(2,626.61)	(111.80)
At India's statutory income tax rate of 25.17 % (March 31, 2023: 25.17 %)	(661.07)	(28.14)
Tax effect of :		
Adjustment on account of temporary difference between book base and tax base on account of compulsory convertible debentures charged to Investment properties	(140.32)	-
Brought forward losses relating to earlier periods	(37.74)	-
Others	(29.88)	-
Income tax expenses recognised in the statement of profit and loss	(869.00)	-

*During the previous year, there were no taxes as Company was into losses and the investment property was under development.

22 Earning Per Share

Particulars	(Rs. in lakhs)	
	For the year ended March 31, 2024	For the year ended March 31, 2023
Basic EPS		
Profit/(Loss) after tax (Rs. in lakhs)	(2,626.61)	(111.80)
Less: dividends on convertible preference shares & tax thereon	-	-
Net profit/(loss) for calculation of basic EPS	(2,626.61)	(111.80)
Weighted average number of equity shares outstanding during the year (Nos.)	17,13,96,215	9,25,62,869
Basic earnings per share (Rs.)	(1.532)	(0.12)

Since, there is a loss in the Company, diluted earning per share has not been disclosed



23 Commitments and contingencies

a) Other commitments

Particulars	(Rs. In lakhs)	
	For the year ended March 31, 2024	For the year ended March 31, 2023
Estimated amount of contracts remaining to be executed and not accounted for	243.03	25,592.29
Less Capital advances	31.84	4,549.58
Net commitments	211.19	21,042.71

b) Contingent liabilities

During the current year, the Company received an assessment order on Dec 7, 2023 under Income Tax Act for AY 2021-22 wherein the assessing authority has disallowed an amount of Rs 21.13 Lakhs, being the interest earned on funds pending for utilisation cannot be reduced from cost of project/interest paid to the bank on loan taken from the bank for business purpose as claimed by the assessee as per principles of accounting of income. The claim of the assessee that the interest earned is inextricably linked with the construction and development of real estate property cannot be accepted as these two are separate transactions and cannot be correlated. The Company has replied to the above order and has assessed that it is only possible, but not probable, that outflow of economic resources will be required. Hence, no impact thereof has been taken in these Ind AS financial statements for the year ended March 31, 2024.

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

Particulars	Opening balance 1st April'23	Cash flows		Others	Closing balance March 31'24
		Proceed	Repayment		
Non-current borrowings	21,998.13	16,642.86	12,702.92	(12.41)	25,925.66
Current maturity of non-current borrowings	-	132.80	-	-	132.80
Compulsorily convertible debentures (CCD)	10,442.81	10,750.00	-	(261.98)	20,930.83
Total liabilities from financing activities	32,440.94	27,525.66	12,702.92	(274.39)	46,989.29

Particulars	Opening balance 1st April'22	Cash flows		Others	Closing balance March 31'23
		Proceed	Repayment		
Non-current borrowings	13,210.95	29,553.87	20,713.10	(53.58)	21,998.13
Current maturity of non-current borrowings	-	-	-	-	-
Compulsorily convertible debentures (CCD)	7,001.96	3,999.00	-	(558.15)	10,442.81
Total liabilities from financing activities	20,212.91	33,552.87	20,713.10	(611.73)	32,440.94

* Excludes equity portion on account of split of compound financial instrument.

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Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

24 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.

	(Rs. in lakhs)	
	As at March 31, 2024	As at March 31, 2023
a) Reconciliation of opening and closing balances of defined benefit obligation		
Defined benefit obligation at the beginning of the year	27.11	15.75
Current service cost	12.66	5.63
Interest expense	2.00	1.14
Benefit paid	(1.69)	(4.16)
Acquisition adjustment	4.49	-
Remeasurement of (Gain)/loss in other comprehensive income	11.90	-
Actuarial changes arising from changes in experience adjustments	-	8.75
Defined benefit obligation at year end	56.46	27.11
b) Reconciliation of opening and closing balances of fair value of plan assets		
Fair value of plan assets at beginning of the year	-	-
Expected return on plan assets	-	-
Employer contribution	-	-
Fair value of plan assets at year end	-	-
c) Net defined benefit asset/ (liability) recognized in the balance sheet		
Fair value of plan assets	-	-
Present value of defined benefit obligation	56.46	27.11
Amount recognized in balance sheet- asset / (liability)	(56.46)	(27.11)
d) Net defined benefit expense (recognized in the statement of profit and loss for the year)		
Current service cost	12.66	5.63
Interest cost on benefit obligation	2.00	1.14
Expected return on plan assets	-	-
Net defined benefit expense debited to statement of profit and loss	14.65	6.77
(e) Remeasurment (gain)/loss recognised in other comprehensive income		
Actuarial changes arising from changes in demographic assumptions	-	-
Actuarial changes arising from changes in financial assumptions	-	-
Actuarial changes arising from changes in experience adjustments	-	8.75
Recognised in other comprehensive income	-	8.75
f) Broad categories of plan assets as a percentage of total assets		
Insurer managed funds	NA	NA
g) Principal assumptions used in determining defined benefit obligation		
Assumption particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Discount rate	7.36%	7.36%
Salary escalation rate	10.00%	10.00%
Mortality Rate (% of IALM 2012-14)	100.00%	100.00%
h) Quantitative sensitivity analysis for significant assumptions is as below:	For the year ended March 31, 2024	For the year ended March 31, 2023
Increase / (decrease) on present value of defined benefits obligations at the end of the year		
<u>Discount rate</u>		
Increase by 0.50%	(3.54)	(1.41)
Decrease by 0.50%	3.89	1.52
<u>Salary growth rate</u>		
Increase by 0.50%	3.76	1.48
Decrease by 0.50%	(3.46)	(1.38)
i) The average duration of the defined benefit plan obligation at the end of the reporting year is 19 Years (March 31, 2023 : 20 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.		

24.01 Leave Encashment (unfunded)

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

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

Particulars	(Rs. in lakhs)	
	For the year ended March 31, 2024	For the year ended March 31, 2023
Liability at the beginning of the year	28.21	24.85
Benefits paid during the year	(2.32)	(1.67)
Provided during the year	38.12	5.03
Liability at the end of the year	64.01	28.21



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

25 Segment reporting

The Company is a one segment company in the business of leasing. All its operations are located in India, accordingly, the Company views these activities as one business segment, there are no additional disclosures to be provided in terms of Ind AS 108 on 'Segment Reporting'.

26 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:

(Rs. in lakhs)

Category	Carrying Value		Fair Value	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Financial asset at amortized cost				
Non current				
Other financial assets	944.16	211.58	944.16	211.58
Current				
Other financial assets	99.63	8.56	99.63	8.56
Trade receivables	6.09	-	6.09	-
Cash and cash equivalents (incl. other)	1,062.87	1,181.01	1,062.87	1,181.01
Financial asset measured at fair value				
Current				
Investments	1,260.67	181.57	1,260.67	181.57
Financial liabilities at amortized cost				
Non current				
Borrowings	46,760.50	32,440.94	46,760.50	32,440.94
Other financial liabilities	8,341.08	3,862.07	8,341.08	3,862.07
Current				
Other financial liabilities	1,972.00	333.19	1,972.00	333.19
Trade payables	25.34	17.34	25.34	17.34

The Company assessed that all the current assets and current liabilities carrying value included in the above table are considered to be the same as their fair value.

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 borrowings are primarily bearing floating rate of interest with periodic reset of one year. Management has assessed carrying value of these instruments to approximate the fair value.

The fair value of other non current financial assets and non current financial liabilities are estimated by discounting future cash flows using interest rates of similar instruments. The resulted fair value was not significantly different.

The company has investments in quoted mutual funds being valued at quoted market price in active markets.

Fair value hierarchy

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

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

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

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

(i) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2024

Particulars	Carrying value March 31, 2024	Fair value		
		Level 1	Level 2	Level 3
Non Current				
Other financial assets	944.16	-	-	944.16
Current				
Other financial assets	99.63	-	-	99.63
Trade receivables	6.09	-	-	6.09
Cash and cash equivalents (incl. other Bank balances)	1,062.87	-	-	1,062.87
Current investments	1,260.67	1,260.67	-	-



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

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

Particulars	Carrying value March 31, 2023	Fair value		
		Level 1	Level 2	Level 3
Non Current				
Other financial assets	211.58	-	-	211.58
Current				
Other financial assets	8.56	-	-	8.56
Cash and cash equivalents (incl. other Bank balances)	1,181.01	-	-	1,181.01
Current investments	181.57	181.57	-	-

(iii) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2024

Particulars	Carrying value March 31, 2024	Fair value		
		Level 1	Level 2	Level 3
Non current				
Borrowings	46,760.50	-	-	46,760.50
Other financial liabilities	8,341.08	-	-	8,341.08
Current				
Borrowings	1,972.00	-	-	1,972.00
Other financial liabilities	25.34	-	-	25.34

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

Particulars	Carrying value March 31, 2023	Fair value		
		Level 1	Level 2	Level 3
Non current				
Borrowings	32,440.94	-	-	32,440.94
Other financial liabilities	3,862.07	-	-	3,862.07
Current				
Borrowings	333.19	-	-	333.19
Other financial liabilities	17.34	-	-	17.34



27 Financial risk management objectives and policies

The Company 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 Company uses forward covers to hedge foreign currency risk exposures. Financial risk management is carried out by Banking and Forex department under policies approved by the Board of Directors from time to time. The Banking and Forex department, evaluates and hedges financial risks in close co-operation with the various stakeholders. The Board of Directors approves written principles for overall financial risk management, as well as written policies covering specific areas, such as foreign exchange risk, credit risk, use of derivative financial instruments and non-derivative financial instruments.

The Company is exposed to 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) 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 employs prudent liquidity risk management practices which inter alia means maintaining sufficient cash 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 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 Senior management of the Company.

The table below represents the maturity profile of Company's financial liabilities at the end of March 31, 2024 based on contractual undiscounted payments :-

March 31, 2024	0-1 Years	1-5 Years	More than 5 Years	Total
Borrowings	132.80	32,236.93	14,523.57	46,893.30
Trade payable	25.34	-	-	25.34
Other financial liabilities	1,972.00	8,341.08	-	10,313.08
% to Total	3.72%	70.90%	25.38%	100.00%
March 31, 2023				
Borrowings	-	32,440.94	-	32,440.94
Trade payable	17.34	-	-	17.34
Other financial liabilities	333.19	3,862.07	-	4,195.26
% to Total	0.96%	99.04%	0.00%	100.00%

Interest bearing borrowings

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

Reconciliation of interest bearing borrowings

	Schedule no	(Rs. in Lakhs)	
		As at March 31, 2024	As at March 31, 2023
(i) Non-Current borrowings	10	46,713.64	32,387.57
(ii) Current maturity of long term borrowings	13(i)	132.80	-
Processing fees adjusted from borrowings		46.86	53.37
		46,893.30	32,440.94

b) 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.

c) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprises three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity price risk. Financial instruments affected by market risks include loans and borrowings, deposits, investments and foreign currency receivables and payables. The sensitivity analyses in the following sections relate to the position as at March 31, 2023 and March 31, 2024. 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 March 31, 2024.



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

28 Related party disclosures

Names of related parties where control exists irrespective of whether transactions have occurred or not	
Holding Company	Max Estates Limited
Fellow Subsidiary Company	Pharmax Corporation Limited
	Max Towers Private Limited
	Max Asset Services Limited
Names of other related parties with whom transactions have taken place during the year	
Directors and Key management personnel	Mr. Nitin Kumar Kansal (Chairman) Mr. Rishi Raj (Whole Time Director) Mr. Benjamin Scott Greene (w.e.f. December 18, 2023) Ms. Jillian Leigh Moo-Young (w.e.f. March 26, 2024) Mr. Akhil Bhalla (Director) Ms. Monika Srivastava (w.e.f. February 7, 2024) Ms. Sidney Dylan Lee (upto December 14, 2023) Mr. Ka Luk Stanley Tai (Director) (upto 26th March 2024) Ms. Kiran Sharma (Director) (upto 31st March, 2024) Mr. Sharad Kumar (Chief Financial Officer) Ms. Savi Madaan (Company Secretary)
Relatives of Key Management personnel	Sahil Vachani
Entities controlled or jointly controlled by person or entities where person has significantly influence or entities where person having control is Key Management personnel	New York Life Insurance Company Antara Purukul Senior Living Ltd New Delhi House Services Limited Riga Food LLP R V Legal

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Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

28.1 Details of transactions with related parties

(Rs. In lakhs)				
S.No	Nature of transaction	Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
1	Reimbursement of Expenses (Paid)	Max Estates Limited	9.49	360.25
		Akhil Bhalla	-	1.12
		Kiran Sharma	-	1.20
		Anish Kumar	-	0.11
		R V Legal	-	1.50
		Max Asset Services Limited	141.63	-
		Pharmax Corporation Limited	2.32	-
		New Delhi House Services Limited	7.64	5.56
		Riga Food LLP	0.12	-
		Total	161.20	369.74
2	Developer's Manager Fee paid	Max Estates Limited	178.24	485.51
		Total	178.24	485.51
3	Brokerage	Max Estates Limited	169.36	-
		Total	169.36	-
4	CCD interest Paid	Max Estates Limited	2,254.20	798.22
		New York Life Insurance Company	2,165.80	766.92
		Total	4,420.00	1,565.14
5	Equity Share Capital Issued	Max Estates Limited	5,482.52	5,610.49
		New York Life Insurance Company	5,267.48	5,390.47
		Total	10,750.00	11,000.96
6	Compulsory Convertible Debentures	Max Estates Limited	5,767.17	5,610.49
		New York Life Insurance Company	5,540.99	5,390.47
		Total	11,308.16	11,000.96
7	Employee benefit transfer taken	Max Estates Limited	9.34	-
		Total	9.34	-
8	Employees stock option expense	Max Estates Limited	22.71	13.37
		Total	22.71	13.37
9	Guarantee fee	Max Estates Limited	42.36	60.10
		Total	42.36	60.11
10	Key managerial remuneration - employees cost	Anish Kumar	-	13.28
		Total	-	13.28

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Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

28.2 Balances outstanding at year end

(Rs. In lakhs)				
S.No	Nature of transaction	Particulars	As at March 31, 2024	As at March 31, 2023
1	Trade payables	Max Estates Limited	366.06	17.33
		Mr Akhil Bhalla	0.14	0.14
		Mrs Kiran Sharma	0.07	1.04
		Anish Kumar	-	0.11
		Max Asset Services Limited	138.95	-
		New Delhi House Services Limited	1.03	-
		Total	506.24	18.61
2	Interest accrued but not due on CCD	Max Estates Limited	4,625.21	1,923.79
		New York Life Insurance Company	4,126.09	1,848.35
		Total	8,751.30	3,772.14
3	Equity Share Capital Issued	Max Estates Limited	11,093.01	5,610.49
		New York Life Insurance Company	10,657.95	5,390.47
		Total	21,750.96	11,000.96
4	Compulsory Convertible Debentures	Max Estates Limited	11,093.00	5,325.83
		New York Life Insurance Company	10,657.96	5,116.97
		Total	21,750.96	10,442.80
5	Deferred Guarantee fee	Max Estates Limited	206.69	172.07
		Total	206.69	172.07

Terms and conditions of transactions with related parties

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

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Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

29 Capital Management

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

	(Rs. in lakhs)	
	As at March 31, 2024	As at March 31, 2023
Borrowings	46,760.50	32,440.94
Other financial liabilities	1,972.00	333.19
Trade payables	25.34	17.34
Less: Cash and Cash equivalents	1,062.87	1,181.01
Other Bank Balances	691.32	144.25
Net Debt	47,003.65	31,466.21
Equity Share Capital	21,750.96	11,000.96
Other equity	3,651.45	3,263.42
Total Equity	25,402.41	14,264.38
Total Capital and net debt	72,406.06	45,730.59
Gearing ratio	65%	69%

30 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:

	(Rs. In lakhs)	
	As at March 31, 2024	As at March 31, 2023
i) The principal amount and the interest due thereon remaining unpaid to any supplier		
- Principal amount (incl capital creditors)	41.02	58.36
- 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.

31 Employee Stock Option Plan

The Holding Company has constituted an "Max Estates Employee Stock Option Plan 2023" ("ESOP Plan 2023") which have been approved by the Board in the meeting held on July 31, 2023 and by shareholders of the Company in its annual general meeting held on December 22, 2023 generally based on similar terms and conditions to the relevant ESOP plan of erstwhile Holding Company "Max Ventures and Industries Limited.

The Holding Company grants ESOPs to the employees of Subsidiary Company. During the year ended March 31, 2024, Nil options (March 31, 2023 - 36,773) of stock options were exercised by the aforesaid option holders. The ESOP Plan 2023 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 and to the eligible employees of the group company(ies), including subsidiary company(ies) and/or associate company(ies) (present or future) of the Company. The ESOP Plan 2023 is administered by the Nomination and Remuneration Committee constituted by the Board of Directors.

The ESOP Plan 2023 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.



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

32 Ratio analysis and its element

	Rs. In lakhs		% Change	Reason for variance if more than 25% change from previous year
	As at March 31, 2024	As at March 31, 2023		
Current Asset	3,425.00	1,438.40		
Current Liability	2,731.04	717.77		
Current Ratio	1.25	2.00	-37%	NA
Debt	46,760.50	32,440.94		
Shareholder Equity	25,402.41	14,264.38		
Debt-Equity Ratio	1.84	2.27	-19%	NA
Earnings available for debt services	605.45	(111.80)		
Interest	3,209.32	NA		
Principal	NA	NA		
Debt Services Coverage Ratio	0.19	NA	NA	NA
Net Income (annual)	(2,626.61)	(111.80)		
Shareholder Equity	25,402.41	14,264.38		
Return on Equity Ratio	(0.10)	(0.01)	1219%	During the current year net losses has increased as Max Square project has been capitalised and depreciation and finance cost has been charged to profit & loss and corresponding rental income is less
Cost of Goods sold/sale	NA	NA		
Average inventory	NA	NA		
Inventory Turnover Ratio	NA	NA	NA	NA
Net Credit Sale	NA	NA		
Average Trade Receivable	NA	NA		
Trade Receivables Turnover Ratio	NA	NA	NA	NA
Net Credit Purchase	NA	NA		
Average Trade payable	NA	NA		
Trade Payable Turnover Ratio	NA	NA	NA	NA
Net annual sale/Revenue from Operation	1,059.05	-		
Working Capital	693.96	720.62		
Net Capital Turnover Ratio	1.53	-	NA	NA
Net (Loss)	(2,626.61)	(111.80)		
Net annual sale/Revenue from Operation	1,059.05	-		
Net Profit Ratio	-248%	NA	NA	NA
Earning before interest and tax (EBIT)	(286.29)	(111.80)		
Capital Employed	80,559.50	50,594.06		
Return on Capital employed	-0.36%	-0.22%	61%	During the current year return on capital employed is reduced as Max Square project has been capitalised and depreciation and finance cost has been charged to profit & loss and corresponding rental income is less.
(Loss) after tax	(2,626.61)	(111.80)		
Investment	80,559.50	50,594.06		
Return on Investment	-3.26%	-0.22%	1375%	During the current year return on investment is reduced as Max Square project has been capitalised and depreciation and finance cost has been charged to profit & loss and corresponding rental income is less



Max Square Limited

Notes forming part of the Ind AS financial statements for the year ended March 31, 2024

- 33 (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.
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 company (Ultimate Beneficiaries) or
(b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
(v) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
(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) or
(b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
(vi) 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).
(vii) 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 Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
(x) The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.
(xi) 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.
(xii) The Company has complied with the relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and the Companies Act, 2013 for the above transactions and the transactions are not violative of the Prevention of Money-Laundering Act, 2002 (15 of 2003)
(xiii) The figures have been rounded off to the nearest Lakhs of rupees up to two decimal places.
- 34 The Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software, except that audit trail feature is not enabled for certain changes made using privileged access rights to the application. Further, no instance of audit trail feature being tampered with was noted in respect of accounting software.

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 No. 108044



For and on behalf of the Board of Directors of
Max Square Ltd

Nitin Kumar Kansal
(Chairman)
(DIN: 03048794)

Sharad Kumar
(Chief Financial Officer)

Savi Madaan
(Company Secretary)

Place: Mumbai
Date: May 21, 2024

Place : Noida
Date: May 21, 2024